

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 Emerald Rise, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/15 Browning Dr TEMPLESTOWE 3106	\$1,540,000	07/03/2022
2	10 Rubens Pl TEMPLESTOWE 3106	\$1,360,000	28/02/2022
3			

OR

~~B\*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/06/2022 10:00



 5  3  2

**Property Type:** House  
**Land Size:** 493 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
March quarter 2022: \$1,765,000

## Comparable Properties



**1/15 Browning Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,540,000  
**Method:** Private Sale  
**Date:** 07/03/2022  
**Property Type:** Townhouse (Res)  
**Land Size:** 466 sqm approx



**10 Rubens Pl TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,360,000  
**Method:** Private Sale  
**Date:** 28/02/2022  
**Property Type:** House (Res)  
**Land Size:** 258 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Barry Plant | P: 03 9842 8888**