# 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									
Range betweer	\$1,400,000		&		\$1,500,000				
Median sale p	rice								
Median price	\$1,765,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

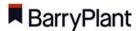
OR

**B**<sup>\*</sup> 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









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**



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

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