

# 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

33 Kensington Place, Templestowe Vic 3106

### Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,511,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2022

to

31/12/2022

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	9A Rosamond Cr DONCASTER EAST 3109	\$1,400,000	27/11/2022
2	1 Rubens Pl TEMPLESTOWE 3106	\$1,308,888	10/12/2022
3	1 Peachwood Rise DONCASTER EAST 3109	\$1,301,000	17/09/2022

**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:

27/02/2023 14:42



 3  2  2

**Property Type:** House (Res)

**Land Size:** 300 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2022: \$1,511,000

## Comparable Properties

**9A Rosamond Cr DONCASTER EAST 3109 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,400,000

**Method:**

**Date:** 27/11/2022

**Property Type:** House



**1 Rubens Pl TEMPLESTOWE 3106 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,308,888

**Method:** Sale

**Date:** 10/12/2022

**Property Type:** House (Res)

**Land Size:** 322 sqm approx



**1 Peachwood Rise DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 388 sqm approx