Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	33 Kensington Place, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,511,000	Pro	perty Type H	ouse		Suburb	Templestowe
Period - From	01/10/2022	to	31/12/2022	Sc	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	9A Rosamond Cr DONCASTER EAST 3109	\$1,400,000	27/11/2022
2	1 Rubens PI 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.

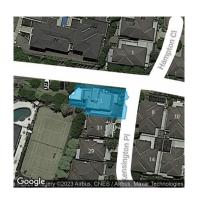
This Statement of Information was prepared on:	27/02/2023 14:42



Date of sale



Indicative Selling Price





Property Type: House (Res) Land Size: 300 sqm approx **Agent Comments**

\$1,300,000 - \$1,400,000 **Median House Price** December quarter 2022: \$1,511,000

Comparable Properties

9A Rosamond Cr DONCASTER EAST 3109

(REI)

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Agent Comments

Price: \$1,400,000

Method:

Date: 27/11/2022 Property Type: House



1 Rubens PI TEMPLESTOWE 3106 (VG)







Price: \$1,308,888 Method: Sale Date: 10/12/2022

Property Type: House (Res) Land Size: 322 sqm approx

Agent Comments

Agent Comments





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Price: \$1,301,000 Method: Auction Sale Date: 17/09/2022

Property Type: House (Res) Land Size: 388 sqm approx

Account - Barry Plant | P: 03 9842 8888



