

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 2 Taparoo Road, Templestowe, VIC 3106

Indicative selling price

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

Price Range

\$1,550,000

&

\$1,650,000

Median sale price

Median price

\$1,699,000

Property Type

House

Suburb

Templestowe (3106)

Period - From

31/07/2021

to

31/07/2022

Source

Realestate

Comparable property sales

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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
11 CHILTERN COURT, DONCASTER EAST VIC 3109	\$1,682,000	26/02/2022
1/15 BROWNING DRIVE, TEMPLESTOWE VIC 3106	\$1,540,000	07/03/2022
6/9 REFUGE CLOSE, DONCASTER EAST VIC 3109	\$1,570,000	22/03/2022

This Statement of Information was prepared on: 22/08/2022