

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

24 Browning Drive, Templestowe Vic 3106

Indicative selling price

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

Single price \$2,580,000

Median sale price

Median price \$1,773,500

Property Type House

Suburb Templestowe

Period - From 01/07/2023

to 30/09/2023

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	9 The Priory TEMPLESTOWE 3106	\$2,730,000	18/11/2023
2	7 Dalkeith Ct DONCASTER EAST 3109	\$2,710,000	11/11/2023
3	6 Forest Ct TEMPLESTOWE 3106	\$2,600,000	14/08/2023

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:

12/12/2023 12:06



5 3 2

Property Type: House
Land Size: 1930 sqm approx
Agent Comments

Indicative Selling Price

\$2,580,000

Median House Price

September quarter 2023: \$1,773,500

Comparable Properties



9 The Priory TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$2,730,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 818 sqm approx



7 Dalkeith Ct DONCASTER EAST 3109 (REI)

Agent Comments

4 3 3

Price: \$2,710,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 777 sqm approx



6 Forest Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 4 2

Price: \$2,600,000
Method: Private Sale
Date: 14/08/2023
Property Type: House (Res)
Land Size: 649 sqm approx

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