

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 26 Spring Valley Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 18/12/2023 to 17/12/2024 Source Property Data

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 | 5 Mapledene Ct TEMPLESTOWE 3106 | \$1,220,000 | 04/12/2024 |
| 2 | 7 Tramore Ct TEMPLESTOWE 3106 | \$1,385,000 | 03/10/2024 |
| 3 | 25 Clontarf Cr TEMPLESTOWE 3106 | \$1,315,000 | 09/09/2024 |

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: 18/12/2024 13:09



4 2 2

Property Type: House (Res)

Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

18/12/2023 - 17/12/2024: \$1,750,000

Comparable Properties



5 Mapledene Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,220,000

Method: Private Sale

Date: 04/12/2024

Property Type: House

Land Size: 824 sqm approx



7 Tramore Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 4

Price: \$1,385,000

Method: Private Sale

Date: 03/10/2024

Property Type: House (Res)

Land Size: 793 sqm approx



25 Clontarf Cr TEMPLESTOWE 3106 (VG)

Agent Comments

4 - -

Price: \$1,315,000

Method: Sale

Date: 09/09/2024

Property Type: House (Res)

Land Size: 792 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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