Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	11 Princely Terrace, Templestowe Vic 3106
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Indicative selling price

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

Range between	\$3,000,000	&	\$3,300,000
	L		t

Median sale price

Median price \$1,811,800	Pro	operty Type H	ouse	Suburb	Templestowe
Period - From 01/10/2024	to	31/12/2024	So	urce 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	1 Sarah Cr TEMPLESTOWE 3106	\$3,300,000	19/10/2024
2	131 Serpells Rd TEMPLESTOWE 3106	\$3,100,000	09/10/2024
3	12 Rasmussen Dr TEMPLESTOWE 3106	\$3,395,000	14/09/2024

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.



11 Princely Terrace, Templestowe Vic 3106



Indicative Selling Price \$3,000,000 - \$3,300,000 **Median House Price** December quarter 2024: \$1,811,800

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Comparable Properties



1 Sarah Cr TEMPLESTOWE 3106 (REI)

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Price: \$3,300,000 Method: Private Sale Date: 19/10/2024 Property Type: House Land Size: 4048 sqm approx **Agent Comments**



131 Serpells Rd TEMPLESTOWE 3106 (REI)

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Agent Comments

Price: \$3,100,000

Method: Expression of Interest

Date: 09/10/2024

Property Type: House (Res) Land Size: 4048 sqm approx



12 Rasmussen Dr TEMPLESTOWE 3106 (REI)

Price: \$3,395,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 4052 sqm approx Agent Comments

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241





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