

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	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](http://consumer.vic.gov.au/underquoting)

Range between	\$3,000,000	&	\$3,300,000
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**Median sale price**

Median price	\$1,811,800	Property Type	House	Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	Source	REIV

**Comparable property sales (\*Delete A or B below as applicable)**

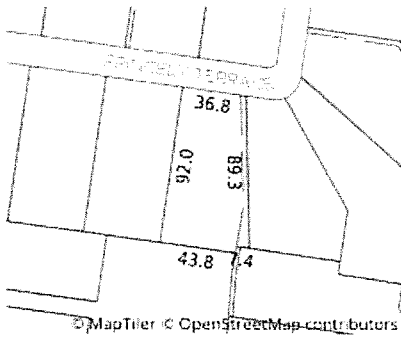
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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.~~

This Statement of Information was prepared on: 22/01/2025 08:52



**Property Type:**

**Agent Comments**

## Comparable Properties



**1 Sarah Cr TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$3,300,000

**Method:** Private Sale

**Date:** 19/10/2024

**Property Type:** House

**Land Size:** 4048 sqm approx



**131 Serpells Rd TEMPLESTOWE 3106 (REI)**

**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)**

**Agent Comments**



**Price:** \$3,395,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** House (Res)

**Land Size:** 4052 sqm approx