

# 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 3 Bedervale Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,800,000

### Median sale price

Median price \$1,630,000

Property type House

Suburb Templestowe

Period - From 01/07/2021

to

30/09/2021

Source REIV

### Comparable property sales

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 12 Valencia Tce TEMPLESTOWE 3106 | \$1,683,500 | 19/10/2021   |
| 2 88 The Grange TEMPLESTOWE 3106   | \$1,550,000 | 23/10/2021   |
| 3 49 The Grange TEMPLESTOWE 3106   | \$1,550,000 | 22/09/2021   |

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: 27/11/2021