## 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

13 Templemore Drive, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,450,000		&		\$1,550,000			
Median sale price								
Median price	\$1,811,800	Pro	operty Type	Hou	se		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.

Ade	dress of comparable property	Price	Date of sale
1	319 Serpells Rd DONCASTER EAST 3109	\$1,560,000	17/02/2025
2	4 Paoa PI TEMPLESTOWE 3106	\$1,660,000	04/11/2024
3	7 Tramore CI TEMPLESTOWE 3106	\$1,385,000	03/10/2024

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:

21/02/2025 11:17









**Property Type:** House **Land Size:** 858 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price December quarter 2024: \$1,811,800

# **Comparable Properties**

319 Serpells Rd DONCASTER EAST 3109 (REI)   3 2 3   Price: \$1,560,000   Method: Private Sale   Date: 17/02/2025   Property Type: House   Land Size: 786 sqm approx	Agent Comments
4 Paoa PI TEMPLESTOWE 3106 (REI/VG) ↓ 4 ↓ 3 ↓ 2 Price: \$1,660,000 Method: Private Sale Date: 04/11/2024 Property Type: House (Res) Land Size: 874 sqm approx	Agent Comments
7 Tramore CI TEMPLESTOWE 3106 (REI/VG) 4 2 4 4 Price: \$1,385,000 Method: Private Sale Date: 03/10/2024 Property Type: House (Res) Land Size: 793 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



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