Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/18-20 Glendale Avenue, Templestowe Vic 3106
Including suburb and	·
postcode	

Indicative selling price

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

Single price \$745,000

Median sale price

Median price	\$867,500	Pro	perty Type	Unit		Suburb	Templestowe
Period - From	01/10/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	2/30 Milne St TEMPLESTOWE 3106	\$770,000	18/09/2022
2	7/106 Wood St TEMPLESTOWE 3106	\$646,000	15/10/2022
3			

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:	01/03/2023 14:02



Date of sale







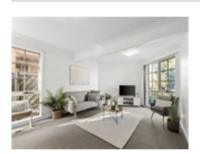
Property Type: Unit Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price \$745,000 **Median Unit Price**

December quarter 2022: \$867,500

Comparable Properties



2/30 Milne St TEMPLESTOWE 3106 (REI/VG)

Property Type: Townhouse (Res) Land Size: 145 sqm approx

Price: \$770,000 Method: Private Sale Date: 18/09/2022 Rooms: 5

Property Type: Townhouse (Single)

7/106 Wood St TEMPLESTOWE 3106 (REI/VG) Agent Comments

Agent Comments

Price: \$646,000 Method: Private Sale Date: 15/10/2022

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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.

Account - Barry Plant | P: 03 9842 8888



