Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	7 Warrick Grove, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,780,000	&	\$1,880,000
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Median sale price

Median price	\$1,704,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2021	to	31/12/2021		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	12 Hemingway Av TEMPLESTOWE 3106	\$1,840,000	21/10/2021
2	3 Bedervale Dr TEMPLESTOWE 3106	\$1,770,000	28/11/2021
3			

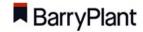
OR

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:	25/02/2022 12:33



Date of sale







Property Type: House **Land Size:** 1173 sqm approx

Agent Comments

Indicative Selling Price \$1,780,000 - \$1,880,000 Median House Price

December quarter 2021: \$1,704,000

Comparable Properties

12 Hemingway Av TEMPLESTOWE 3106 (REI)

Agent Comments

-3

— 2



Price: \$1,840,000 **Method:** Private Sale **Date:** 21/10/2021

Property Type: House (Res)



3 Bedervale Dr TEMPLESTOWE 3106 (REI/VG) Agent Comments

4





Price: \$1,770,000

Method: Sold After Auction

Date: 28/11/2021

Property Type: House (Res) **Land Size:** 1030 sqm approx

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



