

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

34 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,650,000 Property Type House Suburb Templestowe

Period - From 01/01/2021 to 31/03/2021 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 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	24 The Grange TEMPLESTOWE 3106	\$1,375,000	01/04/2021
2	5 The Grange TEMPLESTOWE 3106	\$1,301,000	01/05/2021
3	12 Totara Ct TEMPLESTOWE LOWER 3107	\$1,290,000	02/01/2021

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:

06/05/2021 16:28



5 3 2

Property Type: House (Res)

Land Size: 645 sqm approx

Agent Comments

Comparable Properties



24 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$1,375,000

Method: Private Sale

Date: 01/04/2021

Property Type: House (Res)

Land Size: 650 sqm approx

5 The Grange TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,301,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 652 sqm approx



12 Totara Ct TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

5 - -

Price: \$1,290,000

Method: Sale

Date: 02/01/2021

Property Type: House (Res)

Land Size: 791 sqm approx