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 | 4 Raintree Road, Templestowe Vic 3106 |
|----------------------|---------------------------------------|
| Including suburb and | ' |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,300,000 | & | \$1,400,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,702,000 | Pro | perty Type H | ouse | | Suburb | Templestowe |
|---------------|-------------|-----|--------------|------|-------|--------|-------------|
| Period - From | 01/07/2022 | to | 30/09/2022 | S | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--|-------------|--------------|
| 1 | 425 Porter St TEMPLESTOWE 3106 | \$1,395,000 | 08/10/2022 |
| 2 | 38 Santa Rosa Blvd DONCASTER EAST 3109 | \$1,302,000 | 16/07/2022 |
| 3 | 8 Glenvista PI TEMPLESTOWE 3106 | \$1,300,000 | 07/06/2022 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 02/11/2022 10:26 |
|--|------------------|









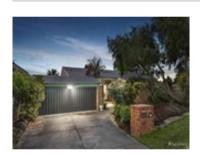
Property Type: House Land Size: 789 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price**

September quarter 2022: \$1,702,000

Comparable Properties



425 Porter St TEMPLESTOWE 3106 (REI)



Price: \$1,395,000 Method: Auction Sale Date: 08/10/2022

Property Type: House (Res) Land Size: 800 sqm approx

Agent Comments



38 Santa Rosa Blvd DONCASTER EAST 3109

(REI/VG)





Price: \$1,302,000 Method: Auction Sale Date: 16/07/2022

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments

Agent Comments



8 Glenvista PI TEMPLESTOWE 3106 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 07/06/2022

Property Type: House (Res) Land Size: 824 sqm approx

Account - Barry Plant | P: 03 9842 8888



