

# 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

4 Raintree Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,702,000

Property Type House

Suburb Templestowe

Period - From 01/07/2022

to 30/09/2022

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 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	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 comparable properties 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



 4  2  2

**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)**

**Agent Comments**

 4  3  2

**Price:** \$1,395,000  
**Method:** Auction Sale  
**Date:** 08/10/2022  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx



**38 Santa Rosa Blvd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,302,000  
**Method:** Auction Sale  
**Date:** 16/07/2022  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**8 Glenvista Pl TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  -

**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**