

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

17 Valencia Terrace, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,900,000

&

\$3,190,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2024

to

31/03/2024

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 | 47 Obriens La TEMPLESTOWE 3106 | \$3,300,000 | 19/01/2024 |
| 2 | 6 Lucieer Ct TEMPLESTOWE 3106 | \$3,080,000 | 23/10/2023 |
| 3 | 9 The Priory TEMPLESTOWE 3106 | \$2,730,000 | 18/11/2023 |

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:

22/04/2024 17:25



 5  4  3

Property Type: House

Land Size: 1105 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

March quarter 2024: \$1,625,000

Comparable Properties



47 Obriens La TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  4  3

Price: \$3,300,000

Method: Private Sale

Date: 19/01/2024

Property Type: House (Res)

Land Size: 4034 sqm approx



6 Lucieer Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$3,080,000

Method: Private Sale

Date: 23/10/2023

Property Type: House (Res)

Land Size: 4390 sqm approx



9 The Priory TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$2,730,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 818 sqm approx

Account - Barry Plant | P: (03) 9431 1243