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 17 Valencia Terrace, Templestowe Vic 3106 Including suburb and postcode

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	Pro	perty 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

Add	dress 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 comparableproperties 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
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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

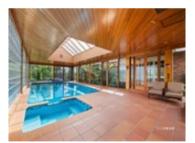
Comparable Properties



47 Obriens La TEMPLESTOWE 3106 (REI/VG)

Price: \$3,300,000 Method: Private Sale Date: 19/01/2024

Property Type: House (Res) Land Size: 4034 sqm approx **Agent Comments**



6 Lucieer Ct TEMPLESTOWE 3106 (REI/VG)

Price: \$3,080,000 Method: Private Sale Date: 23/10/2023

Property Type: House (Res) Land Size: 4390 sqm approx Agent Comments



9 The Priory TEMPLESTOWE 3106 (REI)

Price: \$2,730,000 Method: Auction Sale

Date: 18/11/2023 Property Type: House (Res) Land Size: 818 sqm approx Agent Comments

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



