

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

4/10-12 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$1,127,500 Property Type Townhouse Suburb Templestowe

Period - From 13/11/2022 to 12/11/2023 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	3/9 Glendale Av TEMPLESTOWE 3106	\$820,000	13/05/2023
2	18/54-62 Parker St TEMPLESTOWE LOWER 3107	\$790,000	25/10/2023
3	13/123 Parker St TEMPLESTOWE 3106	\$615,000	05/09/2023

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:

13/11/2023 09:46



 2  1  2

Property Type: Townhouse
(Single)
Land Size: 122 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$630,000 - \$680,000
Median Townhouse Price
13/11/2022 - 12/11/2023: \$1,127,500

Comparable Properties



3/9 Glendale Av TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

 2  2  2

Price: \$820,000
Method: Auction Sale
Date: 13/05/2023
Property Type: Townhouse (Res)
Land Size: 131 sqm approx



18/54-62 Parker St TEMPLESTOWE LOWER 3107 (REI) [Agent Comments](#)

 2  1  1

Price: \$790,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: Unit



13/123 Parker St TEMPLESTOWE 3106 (REI) [Agent Comments](#)

 2  2  2

Price: \$615,000
Method: Private Sale
Date: 05/09/2023
Property Type: Townhouse (Res)
Land Size: 105 sqm approx

Account - Barry Plant | P: 03 9842 8888