

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

5/1 Taparoo Road Templestowe VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Templestowe

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

1/1 Talford Street Doncaster East VIC 3109	\$748,000	21-Nov-20
5/30-34 Old Warrandyte Road Donvale VIC 3111	\$720,000	31-Dec-20
4/207 Reynolds Road Doncaster East VIC 3109	\$655,000	26-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 15 March 2021



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**1/1 Talford Street Doncaster East
VIC 3109**

3 1 2

Sold Price

\$748,000

Sold Date

21-Nov-20

Distance

1.83km



**5/30-34 Old Warrandyte Road
Donvale VIC 3111**

3 1 2

Sold Price

^{RS} **\$720,000**

Sold Date

31-Dec-20

Distance

2km



**4/207 Reynolds Road Doncaster
East VIC 3109**

3 1 1

Sold Price

\$655,000

Sold Date

26-Jul-20

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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