Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/11 June Crescent, Templestowe Vic 3106
Including suburb and	'
postcode	

Indicative selling price

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

Single price \$990,000

Median sale price

Median price \$1,00	00,000 Pro	operty Type T	ownhouse	Subu	Templestowe
Period - From 11/1	1/2023 to	10/11/2024	Sc	urceREIV	

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

Addiess of comparable property		1 1100	Date of Sale
1	2/5 Verbena St TEMPLESTOWE 3106	\$965,000	21/09/2024
2	2/237 Williamsons Rd TEMPLESTOWE 3106	\$980,000	19/08/2024
3	3/11 June Cr TEMPLESTOWE 3106	\$1,100,000	15/08/2024

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:	11/11/2024 15:04

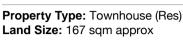


Date of sale









Agent Comments

Indicative Selling Price \$990,000 **Median Townhouse Price** 11/11/2023 - 10/11/2024: \$1,000,000

Comparable Properties



2/5 Verbena St TEMPLESTOWE 3106 (REI)

Price: \$965,000

Method: Auction Sale Date: 21/09/2024

Property Type: Townhouse (Res)

Agent Comments



2/237 Williamsons Rd TEMPLESTOWE 3106 (REI)





Price: \$980,000 Method: Private Sale Date: 19/08/2024

Property Type: Townhouse (Res)

Agent Comments



3/11 June Cr TEMPLESTOWE 3106 (REI)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 15/08/2024 Property Type: Unit

Land Size: 258 sqm approx

Account - Barry Plant | P: 03 9842 8888



