

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

2/11 June Crescent, Templestowe Vic 3106

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

11/11/2023

to

10/11/2024

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	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



3
 2
 2

Property Type: Townhouse (Res)

Land Size: 167 sqm approx

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)

Agent Comments

3
 2
 2

Price: \$965,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Townhouse (Res)



2/237 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

3
 2
 2

Price: \$980,000

Method: Private Sale

Date: 19/08/2024

Property Type: Townhouse (Res)



3/11 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments

3
 2
 2

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