

# 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

323 Church Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,795,000

### Median sale price

Median price \$1,701,000

Property Type House

Suburb Templestowe

Period - From 01/01/2022

to 31/12/2022

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	21 Sarah Cr TEMPLESTOWE 3106	\$5,000,000	18/01/2023
2	10 Waldau Ct DONCASTER 3108	\$3,080,000	04/11/2022
3	10-12 Mcdonald Av TEMPLESTOWE 3106	\$3,000,000	27/08/2022

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:

10/02/2023 14:45

323 Church Road, Templestowe Vic 3106



first  
national  
REAL ESTATE

Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$2,795,000

Median House Price

Year ending December 2022: \$1,701,000



Property Type:

Agent Comments

## Comparable Properties



21 Sarah Cr TEMPLESTOWE 3106 (REI)

Agent Comments



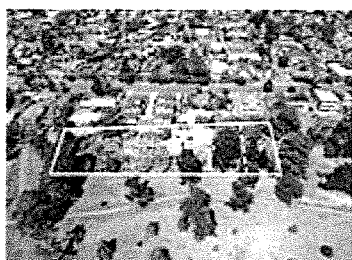
Price: \$5,000,000

Method: Private Sale

Date: 18/01/2023

Property Type: House (Res)

Land Size: 4198 sqm approx



10 Waldau Ct DONCASTER 3108 (REI)

Agent Comments



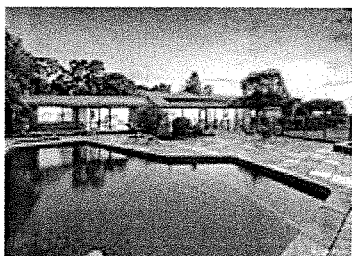
Price: \$3,080,000

Method: Private Sale

Date: 04/11/2022

Property Type: Rural (All Types)

Land Size: 4048 sqm approx



10-12 McDonald Av TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$3,000,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 4692 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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