

# 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

14 Templemore Drive, Templestowe Vic 3106

### Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2023

to

30/06/2023

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 | 33 Clontarf Cr TEMPLESTOWE 3106   | \$1,400,000 | 31/03/2023   |
| 2 | 11 Clontarf Cr TEMPLESTOWE 3106   | \$1,350,000 | 14/04/2023   |
| 3 | 3 Tidcombe Cr DONCASTER EAST 3109 | \$1,250,000 | 05/05/2023   |

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:

27/07/2023 17:31



 4  3  2

**Property Type:** House  
**Land Size:** 848 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
June quarter 2023: \$1,800,000

## Comparable Properties



**33 Clontarf Cr TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 31/03/2023  
**Property Type:** House  
**Land Size:** 780 sqm approx



**11 Clontarf Cr TEMPLESTOWE 3106 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House  
**Land Size:** 786 sqm approx



**3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 05/05/2023  
**Property Type:** House  
**Land Size:** 890 sqm approx