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

50A Matisse Drive 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	\$840,000	&	\$900,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$1,410,000	Prope	erty type	ty type House		Suburb	Templestowe
Period-from	01 May 2020	to	30 Apr 2	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
2/70 Andersons Creek Road Doncaster East VIC 3109	\$880,000	16-Apr-21
1/1 Nartanda Court Doncaster East VIC 3109	\$830,000	09-Feb-21
5/1 Taparoo Road Templestowe VIC 3106	\$829,000	06-Apr-21

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.

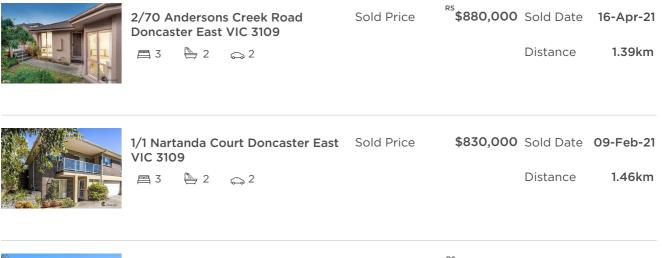
This Statement of Information was prepared on: 10 May 2021



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	5/1 Tap 3106	oaroo Ro	oad Templestowe VIC Sold Price	^{RS} \$829,000	Sold Date	06-Apr-21
T	3106	1	⇔1		Distance	1.6km

RS = Recent sale UN = Undisclosed Sale

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