

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

28 Unwin Street, 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

\$1,695,000

**Median sale price**

Median price

\$1,773,500

Property Type

House

Suburb

Templestowe

Period - From

01/07/2023

to

30/09/2023

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	8 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,780,000	23/06/2023
2	30 Unwin St TEMPLESTOWE 3106	\$1,585,000	13/06/2023
3			

**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:

30/10/2023 09:08