

# 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

10 Princeton Place, 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

\$1,370,000

### Median sale price

Median price

\$1,405,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2020

to

31/12/2020

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	31 Meredith Av TEMPLESTOWE 3106	\$1,350,000	29/10/2020
2	2 Bebs Ct TEMPLESTOWE 3106	\$1,315,000	05/12/2020
3	26 Athenry Tce TEMPLESTOWE 3106	\$1,310,000	28/11/2020

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:

22/02/2021 09:19



 4  2  2

**Property Type:** House (Res)

**Land Size:** 800 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,370,000

**Median House Price**

December quarter 2020: \$1,405,000

## Comparable Properties



**31 Meredith Av TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 29/10/2020

**Property Type:** House (Res)

**Land Size:** 785 sqm approx



**2 Bebs Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,315,000

**Method:** Private Sale

**Date:** 05/12/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 804 sqm approx



**26 Athenry Tce TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 835 sqm approx