## 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

391 Church Road, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,811,800	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/416 Church Rd TEMPLESTOWE 3106	\$1,120,000	16/10/2024
2	296A Church Rd TEMPLESTOWE 3106	\$1,450,000	04/10/2024
3	14 Innisfallen Av TEMPLESTOWE 3106	\$1,390,000	30/08/2024

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:

18/02/2025 15:06



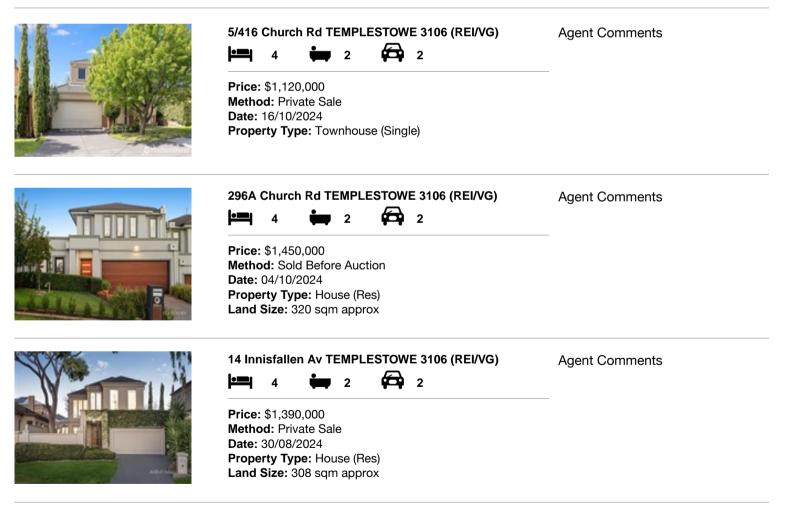






Property Type: House Land Size: 480 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2024: \$1,811,800

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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