

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

15/411 Church Road, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Templestowe

Period - From 02/08/2023 to 01/08/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

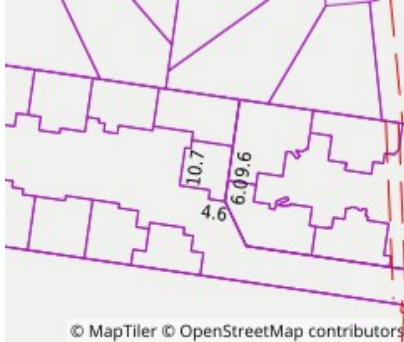
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/245 Williamsons Rd TEMPLESTOWE 3106	\$618,000	22/07/2024
2	3/7 Serpells Rd TEMPLESTOWE 3106	\$750,000	17/06/2024
3	1/9 Glendale Av TEMPLESTOWE 3106	\$600,000	09/12/2023

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: 02/08/2024 15:57



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Property Type: Unit
Land Size: 181 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 02/08/2023 - 01/08/2024: \$750,000

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.

Comparable Properties

5/245 Williamsons Rd TEMPLESTOWE 3106 (REI) Agent Comments

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Price: \$618,000
Method:
Date: 22/07/2024
Property Type: House



3/7 Serpells Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit
Land Size: 247 sqm approx



1/9 Glendale Av TEMPLESTOWE 3106 (REI/VG) Agent Comments

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Price: \$600,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit

Account - Barry Plant | P: 03 9842 8888