

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

3/15 Browning Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$880,000 Property Type Unit Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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 | 7/213 Blackburn Rd DONCASTER EAST 3109 | \$888,000 | 01/03/2024 |
| 2 | 5/27 Dryden St DONCASTER EAST 3109 | \$810,000 | 23/09/2023 |
| 3 | 8/13 May St DONCASTER EAST 3109 | \$685,000 | 23/10/2023 |

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:

09/04/2024 16:15



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Property Type: Unit
Land Size: 213 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median Unit Price
 December quarter 2023: \$880,000

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



7/213 Blackburn Rd DONCASTER EAST 3109 (REI) [Agent Comments](#)

 2  1  1

Price: \$888,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: Unit
Land Size: 156 sqm approx



5/27 Dryden St DONCASTER EAST 3109 (REI/VG) [Agent Comments](#)

 2  1  2

Price: \$810,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit
Land Size: 317 sqm approx

8/13 May St DONCASTER EAST 3109 (VG) [Agent Comments](#)

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Price: \$685,000
Method: Sale
Date: 23/10/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888