## 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

29 Mandella Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,704,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/10/2021	to	31/12/2021		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	11 Mandella St TEMPLESTOWE 3106	\$1,390,000	30/11/2021
2	8 Margot Av DONCASTER 3108	\$1,350,000	03/02/2022
3	25 Hakea St TEMPLESTOWE 3106	\$1,320,000	12/11/2021

OR

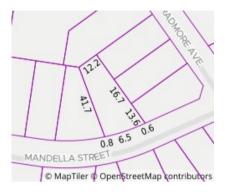
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

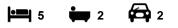
This Statement of Information was prepared on:

29/03/2022 13:36



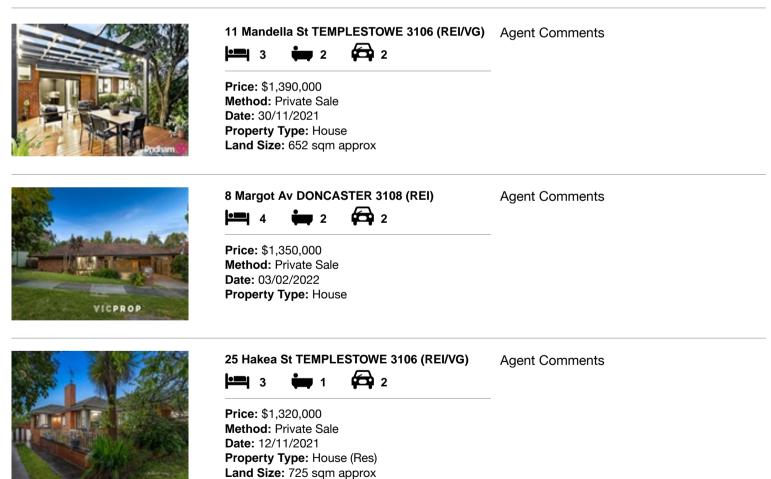






Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2021: \$1,704,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888

propertydata



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