

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 4/15 Browning Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Templestowe

Period - From 01/01/2021 to 31/03/2021 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	2/32 Morna Rd DONCASTER EAST 3109	\$1,109,000	26/06/2021
2	6 Regina Tce DONCASTER EAST 3109	\$1,100,000	28/04/2021
3	2/12 Elizabeth St DONCASTER EAST 3109	\$1,020,000	07/04/2021

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: 28/06/2021 10:33



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Unit Price

March quarter 2021: \$850,000

Comparable Properties



2/32 Morna Rd DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,109,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Unit

Land Size: 445 sqm approx



6 Regina Tce DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 28/04/2021

Rooms: 6

Property Type: Unit

Land Size: 505 sqm approx



2/12 Elizabeth St DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 07/04/2021

Property Type: Townhouse (Res)