

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 3/14 Princeton Place, Templestowe, VIC 3106

Indicative selling price

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

Price Range \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,607,500 Property Type House Suburb Templestowe (3106)

Period - From 27/10/2020 to 27/10/2021 Source Templestowe

Comparable property sales

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 |
|--------------------------------------|-------------|--------------|
| 140 CHURCH ROAD, DONCASTER VIC 3108 | \$1,300,000 | 28/10/2021 |
| 2a Arapilles Drive Templestowe Lower | \$1,535,000 | 10/09/2021 |
| 1/31 Elizabeth St Doncaster East | \$1,375,000 | 30/10/2021 |

This Statement of Information was prepared on: 04/11/2021