

# 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

27 Bedervale Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,695,000

### Median sale price

Median price \$1,850,500

Property Type House

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	2 Martindale PI TEMPLESTOWE 3106	\$1,800,000	06/02/2024
2	7 Bedervale Dr TEMPLESTOWE 3106	\$1,680,000	27/01/2024
3	7 Glenvista PI TEMPLESTOWE 3106	\$1,600,000	02/03/2024

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:

10/04/2024 14:45



 4  2  4

**Property Type:** House (Res)  
**Land Size:** 1014 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,695,000  
**Median House Price**  
December quarter 2023: \$1,850,500

## Comparable Properties



**2 Martindale PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** House (Res)



**7 Bedervale Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 5  3  3

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 1036 sqm approx



**7 Glenvista PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  3  1

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 825 sqm approx

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