

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	51-53 Newmans Road, Templestowe Vic 3106
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Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price	\$1,651,000	Property Type	House	Suburb	Templestowe
Period - From	01/04/2021	to	30/06/2021	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	12 Chivers Rd TEMPLESTOWE 3106	\$3,150,000	21/04/2021
2			
3			

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.

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Property Type: House (Res)
Land Size: 4155 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
June quarter 2021: \$1,651,000

Comparable Properties



12 Chivers Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  6

Price: \$3,150,000
Method: Private Sale
Date: 21/04/2021
Property Type: House (Res)
Land Size: 4000 sqm approx

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.