

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 88 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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	60 Owens St DONCASTER EAST 3109	\$1,395,000	11/05/2021
2	6 Friars Ct DONCASTER EAST 3109	\$1,377,000	13/06/2021
3	11 Hertford Rd DONCASTER EAST 3109	\$1,373,000	10/06/2021

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:

28/09/2021 07:59



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Property Type: House
Land Size: 714 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 June quarter 2021: \$1,651,000

Comparable Properties



60 Owens St DONCASTER EAST 3109
 (REI/VG)

Agent Comments

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Price: \$1,395,000
Method: Private Sale
Date: 11/05/2021
Property Type: House (Res)
Land Size: 661 sqm approx



6 Friars Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

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Price: \$1,377,000
Method: Private Sale
Date: 13/06/2021
Property Type: House (Res)
Land Size: 665 sqm approx



11 Hertford Rd DONCASTER EAST 3109
 (REI/VG)

Agent Comments

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Price: \$1,373,000
Method: Private Sale
Date: 10/06/2021
Property Type: House
Land Size: 706 sqm approx

Account - Barry Plant | P: 03 9842 8888