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

9 Stanlake Rise, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,300,000		&		\$1,430,000				
Median sale price									
Median price	\$1,288,000	Pro	Property Type Ho		ouse		Suburb	Templestowe Lower	
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Newbury CI TEMPLESTOWE LOWER 3107	\$1,651,000	18/02/2023
2	26 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,580,000	07/01/2023
3	9 Randolf Ct TEMPLESTOWE LOWER 3107	\$1,427,777	21/02/2023

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:

15/03/2023 13:25









Property Type: House **Land Size:** 754 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price December quarter 2022: \$1,288,000

Comparable Properties

4 Newbury CI TEMPLESTOWE LOWER 3107 (REI) ↓ ↓ ↓ 2 ↓ ↓ 2 Price: \$1,651,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 751 sqm approx	Agent Comments
26 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG) 2 2 2 2 Price: \$1,580,000 Method: Sold Before Auction Date: 07/01/2023 Property Type: House (Res) Land Size: 698 sqm approx	Agent Comments
9 Randolf Ct TEMPLESTOWE LOWER 3107 (REI) 4 2 6 6 Price: \$1,427,777 Method: Sold Before Auction Date: 21/02/2023 Property Type: House (Res) Land Size: 1006 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



Property data

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