

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 between

\$1,300,000

&

\$1,430,000

Median sale price

Median price

\$1,288,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2022

to

31/12/2022

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	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 Randolph 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



 4  2  3

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)

Agent Comments

 4  2  2

Price: \$1,651,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 751 sqm approx



26 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,580,000
Method: Sold Before Auction
Date: 07/01/2023
Property Type: House (Res)
Land Size: 698 sqm approx



9 Randolph Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  6

Price: \$1,427,777
Method: Sold Before Auction
Date: 21/02/2023
Property Type: House (Res)
Land Size: 1006 sqm approx