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	9 Exeter Close, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,590,000	&	\$1,690,000
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Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
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

Add	dress of comparable property	Price	Date of sale
1	6 Cambridge Wynd TEMPLESTOWE LOWER 3107	\$1,635,000	31/10/2023
2	30 Board St DONCASTER 3108	\$1,580,000	29/10/2023
3	15 Glenair St TEMPLESTOWE LOWER 3107	\$1,505,000	27/01/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/02/2024 14:53





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\$1,590,000 - \$1,690,000 **Median House Price**

Indicative Selling Price

December quarter 2023: \$1,360,000

Agent Comments

Agent Comments

Agent Comments



Property Type: House Land Size: 674 sqm approx

Agent Comments

Comparable Properties



6 Cambridge Wynd TEMPLESTOWE LOWER

3107 (REI)



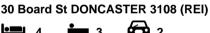
Price: \$1,635,000

Method: Sold Before Auction

Date: 31/10/2023

Property Type: House (Res) Land Size: 676 sqm approx





Price: \$1,580,000

Method: Sold After Auction

Date: 29/10/2023

Property Type: House (Res) Land Size: 658 sqm approx

15 Glenair St TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,505,000 Method: Auction Sale **Date:** 27/01/2024

Property Type: House (Res) Land Size: 767 sqm approx

Account - Barry Plant | P: 03 9842 8888



