Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Templemore Drive, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,720,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/04/2022	to	30/06/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	11 Hollywood CI TEMPLESTOWE 3106	\$1,419,000	19/03/2022
2	9 Rosco Dr TEMPLESTOWE 3106	\$1,413,000	13/05/2022
3	19 Sunset Av TEMPLESTOWE 3106	\$1,381,000	13/08/2022

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:

24/08/2022 11:39



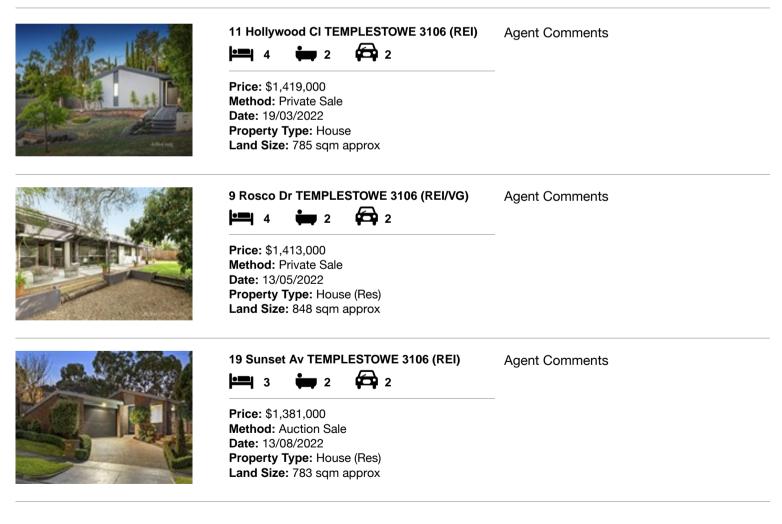






Property Type: House **Land Size:** 789 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price June quarter 2022: \$1,720,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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