

# 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

4/12 Glenmanor Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,200,000

### Median sale price

Median price

\$1,050,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

05/09/2022

to

04/09/2023

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	Price	Date of sale
1	1/2 Lynda Ct DONCASTER EAST 3109	\$1,391,000	03/05/2023
2	1/18 Catherine Av DONCASTER EAST 3109	\$1,250,000	22/04/2023
3	2/22 Oliver Rd TEMPLESTOWE 3106	\$1,178,500	13/05/2023

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:

05/09/2023 11:08



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**1/2 Lynda Ct DONCASTER EAST 3109 (REI)**

Agent Comments

4 4 2

**Price:** \$1,391,000

**Method:** Private Sale

**Date:** 03/05/2023

**Property Type:** Townhouse (Single)



**1/18 Catherine Av DONCASTER EAST 3109 (REI)**

Agent Comments

3 2 2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Townhouse (Res)



**2/22 Oliver Rd TEMPLESTOWE 3106 (REI)**

Agent Comments

4 3 2

**Price:** \$1,178,500

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Townhouse (Res)