

# 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

14 Spring Valley Drive, Templestowe Vic 3106

### Indicative selling price

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

Single price

\$1,418,000

### Median sale price

Median price

\$1,810,944

Property Type

House

Suburb

Templestowe

Period - From

01/01/2023

to

31/03/2023

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	33 Clontarf Cr TEMPLESTOWE 3106	\$1,400,000	31/03/2023
2	11 Aloha Gdns TEMPLESTOWE 3106	\$1,368,000	01/04/2023
3	11 Clontarf Cr TEMPLESTOWE 3106	\$1,350,000	14/04/2023

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:

06/05/2023 13:38



 4  2  2

**Property Type:** House

**Land Size:** 786 sqm approx

**Agent Comments**

## Comparable Properties



**33 Clontarf Cr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 31/03/2023

**Property Type:** House

**Land Size:** 780 sqm approx



**11 Aloha Gdns TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,368,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 785 sqm approx



**11 Clontarf Cr TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 14/04/2023

**Property Type:** House

**Land Size:** 786 sqm approx