

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	11 Princely Terrace, Templestowe Vic 3106
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Indicative selling price

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

Range between	\$2,950,000	&	\$3,245,000
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Median sale price

Median price	\$1,811,800	Property Type	House	Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024	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 Sarah Cr TEMPLESTOWE 3106	\$3,300,000	19/10/2024
2	131 Serpells Rd TEMPLESTOWE 3106	\$3,100,000	09/10/2024
3	12 Rasmussen Dr TEMPLESTOWE 3106	\$3,395,000	14/09/2024

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:	12/02/2025 08:33
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11 Princely Terrace, Templestowe Vic 3106



first national

Bill Schlink

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Indicative Selling Price

\$2,950,000 - \$3,245,000

Median House Price

December quarter 2024: \$1,811,800



Property Type:

Agent Comments

Comparable Properties



1 Sarah Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,300,000

Method: Private Sale

Date: 19/10/2024

Property Type: House

Land Size: 4048 sqm approx



131 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,100,000

Method: Expression of Interest

Date: 09/10/2024

Property Type: House (Res)

Land Size: 4048 sqm approx



12 Rasmussen Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,395,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 4052 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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