#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	12 Glendale Avenue, Templestowe Vic 3106
Including suburb and	
postcode	

### Indicative selling price

Property offered for sale

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

Range between	\$980,000	&	\$1,070,000
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#### Median sale price

Median price	\$1,651,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/04/2021	to	30/06/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	56 Mclachlan St TEMPLESTOWE 3106	\$995,000	06/09/2021
2			
3			

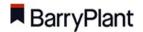
OR

**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:	17/09/2021 12:19



Date of sale







Property Type: House Land Size: 565 sqm approx Agent Comments

**Indicative Selling Price** \$980,000 - \$1,070,000 **Median House Price** June quarter 2021: \$1,651,000

## Comparable Properties



56 Mclachlan St TEMPLESTOWE 3106 (REI)

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Price: \$995,000 Method: Private Sale Date: 06/09/2021 Property Type: House Land Size: 271 sqm approx Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



