

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

32 Shakespeare Drive, Templestowe Vic 3106

Indicative selling price

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

Single price

\$2,390,000

Median sale price

Median price

\$1,850,500

Property Type

House

Suburb

Templestowe

Period - From

01/10/2023

to

31/12/2023

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	4 Bronte Rise TEMPLESTOWE 3106	\$2,268,000	19/08/2023
2	299 Serpells Rd TEMPLESTOWE 3106	\$2,230,000	27/09/2023
3	42 Shakespeare Dr TEMPLESTOWE 3106	\$1,805,000	18/08/2023

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:

16/01/2024 09:47



 5  5  4

Property Type: House (Res)

Land Size: 862 sqm approx

Agent Comments

Indicative Selling Price

\$2,390,000

Median House Price

December quarter 2023: \$1,850,500

Comparable Properties



4 Bronte Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,268,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 870 sqm approx



299 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  3

Price: \$2,230,000

Method: Sold Before Auction

Date: 27/09/2023

Property Type: House (Res)

Land Size: 803 sqm approx



42 Shakespeare Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,805,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: House (Res)

Land Size: 656 sqm approx