

# 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

5/29 Taparoo Road, 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

\$750,000

### Median sale price

Median price

\$880,000

Property Type

Unit

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	2/11 Dehnert St DONCASTER EAST 3109	\$827,000	18/11/2023
2	2/16 Franklin Rd DONCASTER EAST 3109	\$772,000	20/09/2023
3	1/73 Beverley St DONCASTER EAST 3109	\$755,000	06/10/2023

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:

08/04/2024 10:07



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**Property Type:** Unit  
**Land Size:** 182 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000  
**Median Unit Price**  
December quarter 2023: \$880,000

## Comparable Properties



**2/11 Dehnert St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$827,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Unit



**2/16 Franklin Rd DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$772,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** Unit



**1/73 Beverley St DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** Unit  
**Land Size:** 212 sqm approx

**Account - Barry Plant | P: 03 9842 8888**