

# 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

72-74 Newmans Road, Templestowe Vic 3106

### Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

### Median sale price

Median price \$1,731,000

Property Type House

Suburb Templestowe

Period - From 01/10/2021

to

30/09/2022

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	16 Bamfield CI TEMPLESTOWE 3106	\$4,880,000	28/10/2022
2	7 Glendenning Rise TEMPLESTOWE 3106	\$4,550,000	12/07/2022
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:

23/12/2022 12:34



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**Property Type:** House  
**Land Size:** 4088 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,500,000 - \$4,950,000  
**Median House Price**  
Year ending September 2022: \$1,731,000

## Comparable Properties

### 16 Bamfield CI TEMPLESTOWE 3106 (REI)

**Agent Comments**

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Land size: 3,667sqm

**Price:** \$4,880,000  
**Method:**  
**Date:** 28/10/2022  
**Property Type:** House



### 7 Glendenning Rise TEMPLESTOWE 3106 (VG) **Agent Comments**

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**Price:** \$4,550,000  
**Method:** Sale  
**Date:** 12/07/2022  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4022 sqm approx

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