Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	72-74 Newmans Road, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,731,000	Pro	perty Type	louse		Suburb	Templestowe
Period - From	01/10/2021	to	30/09/2022	s	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

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			

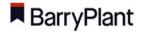
OR

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



Date of sale







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)

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Agent Comments
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



