

## 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

89 TEMPLE ROAD SELBY VIC 3159

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Selby

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

22 TALBOT AVENUE BELGRAVE VIC 3160	\$900,000	28-Feb-24
5 FAIRY DELL ROAD TECOMA VIC 3160	\$875,000	02-Oct-23
56 KALLISTA-EMERALD ROAD KALLISTA VIC 3791	\$875,000	27-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 15 March 2024



**22 TALBOT AVENUE BELGRAVE  
VIC 3160**

Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **28-Feb-24**

5 2 2

Distance **2.27km**



**5 FAIRY DELL ROAD TECOMA VIC  
3160**

Sold Price **\$875,000** Sold Date **02-Oct-23**

4 2 3

Distance **2.86km**



**56 KALLISTA-EMERALD ROAD  
KALLISTA VIC 3791**

Sold Price

Sold Date **27-Oct-23**

4 2 2

Distance **3.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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