

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 50 McLachlan Street, Templestowe, VIC 3106

Indicative selling price

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

Price Range

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,750,000

Property Type

Townhouse

Suburb

Templestowe (3106)

Period - From

01/11/2023

to

31/10/2024

Source

Realestate.com

Comparable property sales

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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
1/102 ATKINSON STREET, TEMPLESTOWE VIC 3106	\$1,255,000	10/07/2024
5/23 JUNE CRESCENT, TEMPLESTOWE VIC 3106	\$1,253,000	25/07/2024
1A/12 Chippendale Ct, Templestowe VIC 3106	\$1,425,000	07/09/2024

This Statement of Information was prepared on: 13/11/2024