

## 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

4 CONCORD RISE TEMPLESTOWE VIC 3106

### 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

\$2,900,000

&

\$3,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,692,000

Property type

House

Suburb

Templestowe

Period-from

01 Nov 2023

to

31 Oct 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

6A READ STREET TEMPLESTOWE VIC 3106

\$2,900,000

15-Oct-24

23 EDWIN ROAD TEMPLESTOWE VIC 3106

\$3,200,000

20-Aug-24

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: 01 November 2024



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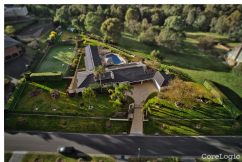


**6A READ STREET TEMPLESTOWE  
VIC 3106**

5 5 4

Sold Price <sup>RS</sup> **\$2,900,000** <sup>UN</sup> Sold Date **15-Oct-24**

Distance **1.79km**



**23 EDWIN ROAD TEMPLESTOWE  
VIC 3106**

4 3 2

Sold Price <sup>RS</sup> **\$3,200,000** <sup>UN</sup> Sold Date **20-Aug-24**

Distance **2.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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