

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

22 The Grange, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,380,000

&

\$1,480,000

Median sale price

Median price

\$1,738,894

Property Type

House

Suburb

Templestowe

Period - From

01/04/2024

to

30/06/2024

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	14 Innisfallen Av TEMPLESTOWE 3106	\$1,390,000	30/08/2024
2	19 Birchgrove Cr TEMPLESTOWE 3106	\$1,350,000	13/08/2024
3	5/23 June Cr TEMPLESTOWE 3106	\$1,253,000	25/07/2024

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:

25/09/2024 15:38



 5  5  2

Property Type: House
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
 \$1,380,000 - \$1,480,000
Median House Price
 June quarter 2024: \$1,738,894

Comparable Properties



14 Innisfallen Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,390,000
Method: Private Sale
Date: 30/08/2024
Property Type: House (Res)
Land Size: 308 sqm approx



19 Birchgrove Cr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 13/08/2024
Property Type: House (Res)
Land Size: 650 sqm approx



5/23 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,253,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888