## 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

\(\frac{1}{4}\), \(\frac{1}\), \(\frac{1}{4}\), \(\frac{1}{4}\), \(1	Range between	\$1,380,000	&	\$1,480,000
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#### Median sale price

Median price	\$1,738,894	Pro	perty 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

Add	dress 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 comparableproperties 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
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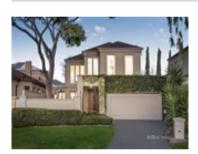


Property Type: House Land Size: 308 sqm approx

**Agent Comments** 

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

## Comparable Properties



14 Innisfallen Av TEMPLESTOWE 3106 (REI)





**Agent Comments** 

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)





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)





Price: \$1.253.000

Method: Sold Before Auction

Date: 25/07/2024

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9842 8888



