

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

12 CRICKLEWOOD DRIVE TEMPLESTOWE VIC 3106

Indicative selling price

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

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,635,000

Property type

Other

Suburb

Templestowe

Period-from

01 Jun 2022

to

31 May 2023

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

9 DELLWOOD COURT TEMPLESTOWE VIC 3106	\$1,065,000	03-Feb-23
46 THIELE STREET DONCASTER VIC 3108	\$1,125,000	06-Jan-23
212 FOOTE STREET TEMPLESTOWE VIC 3106	\$1,102,500	18-Mar-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: 28 June 2023



**9 DELLWOOD COURT
TEMPLESTOWE VIC 3106**

4 2 2

Sold Price **\$1,065,000** Sold Date **03-Feb-23**

Distance **0.59km**



**46 THIELE STREET DONCASTER
VIC 3108**

3 2 2

Sold Price **\$1,125,000** Sold Date **06-Jan-23**

Distance **1.09km**



**212 FOOTE STREET
TEMPLESTOWE VIC 3106**

3 1 1

Sold Price **\$1,102,500** Sold Date **18-Mar-23**

Distance **1.92km**

RS = Recent sale **UN** = Undisclosed Sale

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