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	

Indicative selling price

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

Range between \$1,550,000	&	\$1,650,000
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Median sale price

Median price	\$1,630,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/07/2021	to	30/09/2021		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

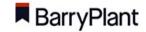
Add	dress of comparable property	Price	Date of sale
1	13 Deep Creek Dr DONCASTER EAST 3109	\$1,565,000	03/06/2021
2	12 Glen Ct TEMPLESTOWE 3106	\$1,565,000	02/06/2021
3	49 The Grange TEMPLESTOWE 3106	\$1,550,000	22/09/2021

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:	28/10/2021 12:12
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Rooms: 9

Property Type: House

Land Size: 1048.679 sqm approx

Agent Comments

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price**

September quarter 2021: \$1,630,000

Comparable Properties



13 Deep Creek Dr DONCASTER EAST 3109

(REI/VG)



Price: \$1,565,000

Method: Sold Before Auction

Date: 03/06/2021 Property Type: House

Land Size: 1022 sqm approx

Agent Comments

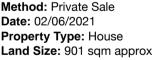








Price: \$1,565,000 Method: Private Sale Agent Comments





49 The Grange TEMPLESTOWE 3106 (REI)



Price: \$1,550,000 Method: Private Sale Date: 22/09/2021 Property Type: House Land Size: 905 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



