

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

9 The Priory, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,400,000

&

\$2,500,000

Median sale price

Median price

\$1,773,500

Property Type

House

Suburb

Templestowe

Period - From

01/07/2023

to

30/09/2023

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	248 Serpells Rd TEMPLESTOWE 3106	\$2,315,000	27/06/2023
2	5 Jonquil Ct DONCASTER EAST 3109	\$2,420,000	25/04/2023
3	4 Pushkin Ct DONCASTER EAST 3109	\$2,300,000	18/06/2023

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:

24/10/2023 12:05



 5  2  2

Property Type: Land
Land Size: 818 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,500,000
Median House Price
September quarter 2023: \$1,773,500

Comparable Properties

248 Serpells Rd TEMPLESTOWE 3106 (REI) **Agent Comments**

 4  2  2

Price: \$2,315,000
Method:
Date: 27/06/2023
Property Type: House



5 Jonquil Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 5  3  2

Price: \$2,420,000
Method: Private Sale
Date: 25/04/2023
Property Type: House (Res)
Land Size: 886 sqm approx



4 Pushkin Ct DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  2

Price: \$2,300,000
Method: Auction Sale
Date: 18/06/2023
Property Type: House (Res)
Land Size: 790 sqm approx

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