

# 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 5-7 St Georges Avenue, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,750,000 Property Type House Suburb Templestowe

Period - From 01/07/2024 to 30/09/2024 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	6 Pinewood Dr TEMPLESTOWE 3106	\$2,551,000	10/08/2024
2			
3			

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.

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**Indicative Selling Price**

\$2,500,000 - \$2,700,000

**Median House Price**

September quarter 2024: \$1,750,000



**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 4128 sqm approx

Agent Comments

## Comparable Properties



**6 Pinewood Dr TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$2,551,000

**Method:** Auction Sale

**Date:** 10/08/2024

**Property Type:** House (Res)

**Land Size:** 4435 sqm approx

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.