

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 39 Mclachlan Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	50 Mclachlan St TEMPLESTOWE 3106	\$1,500,000	14/12/2024
2	89 Atkinson St TEMPLESTOWE 3106	\$1,943,000	09/11/2024
3	76 Wood St TEMPLESTOWE 3106	\$2,400,000	13/07/2024

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: 23/12/2024 16:05

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 4  2  2

Property Type: House
Land Size: 832 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
September quarter 2024: \$1,750,000

Comparable Properties



50 Mclachlan St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Townhouse (Res)
Land Size: 341 sqm approx



89 Atkinson St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  3  2

Price: \$1,943,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 823 sqm approx



76 Wood St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  3  3

Price: \$2,400,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 847 sqm approx

Account - Barry Plant | P: 03 9842 8888