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

11 Kenman Close, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,080,000		&		\$1,180,000					
Median sale price										
Median price	\$1,695,000	Pro	operty Type	Hou	se		Suburb	Templestowe		
Period - From	01/07/2022	to	30/06/2023	5	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/8 Innisfallen Av TEMPLESTOWE 3106	\$1,188,000	28/06/2023
2	370a Porter St TEMPLESTOWE 3106	\$1,100,000	29/05/2023
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.

This Statement of Information was prepared on:

28/09/2023 22:04



RT Edgar





Property Type: House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price Year ending June 2023: \$1,695,000

Comparable Properties



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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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