

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

7 Cambridge Wynd, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price \$1,437,000

Property Type House

Suburb Templestowe Lower

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	Price	Date of sale
1	7 King St TEMPLESTOWE 3106	\$1,742,000	21/10/2021
2	32 Roseland Gr DONCASTER 3108	\$1,734,300	14/08/2021
3	18 Bilby St TEMPLESTOWE LOWER 3107	\$1,725,000	13/07/2021

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.~~

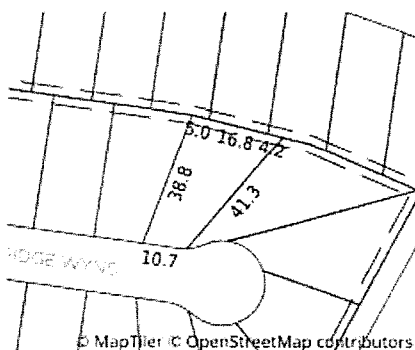
This Statement of Information was prepared on:

03/11/2021 11:46



Property Type:

Agent Comments



Comparable Properties



7 King St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,742,000

Method: Auction Sale

Date: 21/10/2021

Property Type: House (Res)

Land Size: 800 sqm approx



32 Roseland Gr DONCASTER 3108 (REI)

Agent Comments



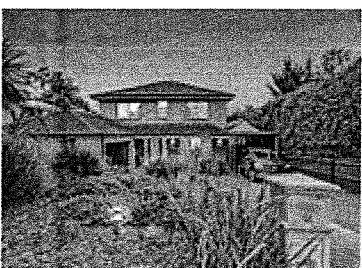
Price: \$1,734,300

Method: Auction Sale

Date: 14/08/2021

Rooms: 7

Property Type: House (Res)



18 Bilby St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,725,000

Method: Private Sale

Date: 13/07/2021

Property Type: House