## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Forest Place, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,687,750	Pro	operty Type	Hou	ise		Suburb	Templestowe
Period - From	26/04/2021	to	25/04/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	403 Serpells Tce DONVALE 3111	\$1,440,000	26/03/2022
2	10 Rubens PI TEMPLESTOWE 3106	\$1,360,000	28/02/2022
3	3 Hampton CI TEMPLESTOWE 3106	\$1,300,000	16/04/2022

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:

26/04/2022 13:40





9842 1477





Rooms: 6 Property Type: House Land Size: 454 sqm approx Agent Comments 0437 563 902 wzhu@philipwebb.com.au Indicative Selling Price

\$1,300,000 - \$1,430,000 **Median House Price** 26/04/2021 - 25/04/2022: \$1,687,750

# **Comparable Properties**



403 Serpells Tce DONVALE 3111 (REI)



Price: \$1,440,000 Method: Auction Sale Date: 26/03/2022 Property Type: House (Res) Land Size: 335 sqm approx Agent Comments



10 Rubens PI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,360,000 Method: Private Sale Date: 28/02/2022 Property Type: House (Res) Land Size: 258 sqm approx

3 Hampton CI TEMPLESTOWE 3106 (REI)



Agent Comments



Price: \$1,300,000 Method: Auction Sale Date: 16/04/2022 Property Type: House (Res) Land Size: 310 sqm approx

#### Account - Philip Webb



propertydata

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