

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 Meredith Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,630,000

Property Type House

Suburb Templestowe

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.

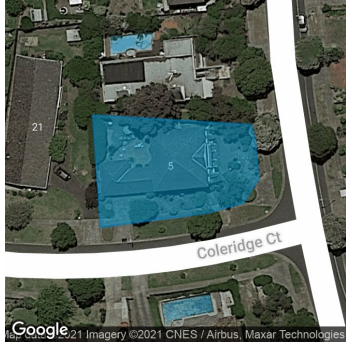
	Address of comparable property	Price	Date of sale
1	2 Butterfly Gdns DONCASTER EAST 3109	\$1,800,000	24/04/2021
2	13 Gaudion Rd DONCASTER EAST 3109	\$1,760,000	17/04/2021
3	9 Pepper Ct TEMPLESTOWE 3106	\$1,700,000	26/06/2021

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:

15/10/2021 17:15



 5  3  2

Property Type: House
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
September quarter 2021: \$1,630,000

Comparable Properties



2 Butterfly Gdns DONCASTER EAST 3109 (VG)

Agent Comments

 5  -  -

Price: \$1,800,000
Method: Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 781 sqm approx



13 Gaudion Rd DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,760,000
Method: Auction Sale
Date: 17/04/2021
Rooms: 8
Property Type: House (Res)
Land Size: 748 sqm approx



9 Pepper Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 837 sqm approx

Account - Barry Plant | P: 03 9842 8888