

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

18 Athenry Terrace, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,295,000

&

\$1,420,000

Median sale price

Median price

\$1,680,000

Property Type

House

Suburb

Templestowe

Period - From

22/05/2022

to

21/05/2023

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	14 Spring Valley Dr TEMPLESTOWE 3106	\$1,418,000	10/05/2023
2	5 Kendall CI TEMPLESTOWE 3106	\$1,408,000	04/03/2023
3	11 Aloha Gdns TEMPLESTOWE 3106	\$1,368,000	01/04/2023

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:

22/05/2023 09:42

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Indicative Selling Price

\$1,295,000 - \$1,420,000

Median House Price

22/05/2022 - 21/05/2023: \$1,680,000



Property Type:

Land Size: 861 sqm approx

Agent Comments

Comparable Properties



14 Spring Valley Dr TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,418,000

Method: Private Sale

Date: 10/05/2023

Property Type: House (Res)

Land Size: 786 sqm approx



5 Kendall CI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,408,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 918 sqm approx



11 Aloha Gdns TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,368,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 785 sqm approx