Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$1,295,000	&	\$1,420,000
	10 100	/	W 16X 28

Median sale price

Median price	\$1,680,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	22/05/2022	to	21/05/2023	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.

Ad	dress 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.

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This Statement of Information was prepared on:	22/05/2023 09:42

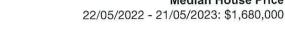




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\$1,295,000 - \$1,420,000 Median House Price

Indicative Selling Price









Property Type:

Land Size: 861 sqm approx

Agent Comments

Comparable Properties



14 Spring Valley Dr TEMPLESTOWE 3106 (REI) Agent Comments

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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)







Price: \$1,408,000 Method: Auction Sale Date: 04/03/2023

Property Type: House (Res) Land Size: 918 sqm approx **Agent Comments**



11 Aloha Gdns TEMPLESTOWE 3106 (REI)





Price: \$1,368,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 785 sqm approx **Agent Comments**

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