

# 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

6 Parklea Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,701,000

Property Type House

Suburb Templestowe

Period - From 01/01/2022

to

31/12/2022

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 Taparoo Rd TEMPLESTOWE 3106	\$1,647,000	17/09/2022
2	7 Tennyson Ct TEMPLESTOWE 3106	\$1,605,000	17/12/2022
3	17 Marsden Cr DONCASTER EAST 3109	\$1,600,000	03/12/2022

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:

17/02/2023 16:30



5 2 2

**Property Type:** House  
**Land Size:** 770 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending December 2022: \$1,701,000

## Comparable Properties



2 Taparoo Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

5 2 2

**Price:** \$1,647,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 510 sqm approx



7 Tennyson Ct TEMPLESTOWE 3106 (REI) **Agent Comments**

4 2 2

**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 17/12/2022  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



17 Marsden Cr DONCASTER EAST 3109 (REI) **Agent Comments**

5 3 2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx