

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

19 Clarke Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,420,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2019

to

30/06/2020

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	21 Ashford St TEMPLESTOWE LOWER 3107	\$1,070,000	24/07/2020
2	2 Penda Cl DONCASTER 3108	\$1,056,000	29/07/2020
3	6 Hickory St TEMPLESTOWE LOWER 3107	\$1,050,000	16/07/2020

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:

22/09/2020 11:27



Property Type:

Agent Comments

Comparable Properties



21 Ashford St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,070,000

Method: Sold Before Auction

Date: 24/07/2020

Property Type: House (Res)

Land Size: 805 sqm approx



2 Penda CI DONCASTER 3108 (REI)

Agent Comments



Price: \$1,056,000

Method: Private Sale

Date: 29/07/2020

Property Type: House (Res)

Land Size: 731 sqm approx



6 Hickory St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 16/07/2020

Property Type: House

Land Size: 661 sqm approx