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

2 Rubens Place, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice*							
Median price	\$1,651,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	04/04/2021	to	04/10/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	13 The Elms DONVALE 3111	\$1,487,000	22/07/2021
2	7A Corsican Av DONCASTER EAST 3109	\$1,428,000	26/06/2021
3	5/31 Oliver Rd TEMPLESTOWE 3106	\$1,328,000	30/09/2021

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:

04/10/2021 12:42



2 Rubens Place, Templestowe Vic 3106







Property Type: House (Previously Occupied - Detached) Land Size: 418 sqm approx Agent Comments Lorenzo Centofanti 03 9840 1111 0478 258 000 LCentofanti@parkesproperty.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price * 04/04/2021 - 04/10/2021: \$1,651,000 * Agent calculated median

Comparable Properties



13 The Elms DONVALE 3111 (REI)



Price: \$1,487,000 Method: Sold Before Auction Date: 22/07/2021 Property Type: House (Res) Land Size: 560 sqm approx Agent Comments



7A Corsican Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,428,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res) Land Size: 411 sqm approx



5/31 Oliver Rd TEMPLESTOWE 3106 (REI)



Agent Comments

Price: \$1,328,000 Method: Private Sale Date: 30/09/2021 Property Type: House (Res) Land Size: 432 sqm approx

Account - Parkes Property | P: 9840 1111 | F: 9840 1570





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