

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price\*

Median price \$1,651,000

Property Type House

Suburb Templestowe

Period - From 04/04/2021

to

04/10/2021

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	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

Lorenzo Centofanti

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price \***

04/04/2021 - 04/10/2021: \$1,651,000

\* Agent calculated median



4 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 418 sqm approx

Agent Comments

## Comparable Properties



**13 The Elms DONVALE 3111 (REI)**

Agent Comments

4 2 2

**Price:** \$1,487,000

**Method:** Sold Before Auction

**Date:** 22/07/2021

**Property Type:** House (Res)

**Land Size:** 560 sqm approx



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

4 2 2

**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

4 2 2

**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