

## 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

49 The Grange, Templestowe

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$1,550,000

**Median sale price**

Median price 

\$1,650,000

 Property type 

House

 Suburb 

Templestowe

Period - From 

1/1/2021

 to 

31/3/2021

 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. 24 Bali Hi Boulevard, Templestowe	\$1,360,000	22/2/21
2. 12 Glen Court, Templestowe	\$1,560,000	26/5/21
3. 34 The Grange, Templestowe	\$1,450,000	29/5/21

**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: 

23/06/21

## Comparable properties



**\$1,360,000**

24 Bali Hi Boulevard, Templestowe, Victoria

**DATE:** 22/2/2021

**PROPERTY TYPE:** House

 3     2  
 2     838sqm x



**\$1,565,000**

12 Glen Court, Templestowe, Victoria

**DATE:** 2/6/2021

**PROPERTY TYPE:** House

 5     3  
 4     901sqm



**\$1,450,000**

34 The Grange, Templestowe, Victoria

**DATE:** 29/5/2021

**PROPERTY TYPE:** House

 4     2  
 2     646sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee