

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

2/43 The Grange, Templestowe

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,035,000

Median sale priceMedian price

\$850,000

Property type

Townhouse

Suburb

Templestowe

Period - From

OCT 20

to

DEC 20

Source

REIV

Comparable property sales

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
4/31-33 Serpells Road, Templestowe VIC 3106	\$900,000	03/03/2021
5 Rugby Court, Doncaster East VIC 3108	\$1,008,000	04/11/2020
2/26 Kelly Street, Doncaster VIC 3018	\$900,000	27/03/2021

This Statement of Information was prepared on:

07/04/2021

Comparable properties



\$900,000

4/31-33 Serpells Road, Templestowe, Victoria

DATE: 03/03/2021

PROPERTY TYPE: Townhouse



3



2



2



185  sqm



\$1,008,000

5 Rugby Court, Doncaster East, Victoria

DATE: 04/11/2020

PROPERTY TYPE: Townhouse



3



2



2



241 sqm



\$900,000

2/26 Kelly Street, Doncaster, Victoria

DATE: 27/03/2021

PROPERTY TYPE:



3



2



2



120 sqm x

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Our Difference



Average of only
21 days on market



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marketing fees



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