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

3 Browning Drive, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	۱ \$1,650,000		&		\$1,760,000				
Median sale price									
Median price	\$1,776,000	Pro	Property Type Hous		se		Suburb	Templestowe	
Period - From	28/11/2023	to	27/11/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	4 Paoa PI TEMPLESTOWE 3106	\$1,660,000	04/11/2024
2	13 Crellin St DONCASTER EAST 3109	\$1,684,500	12/10/2024
3	22 Newlands Cr DONCASTER EAST 3109	\$1,700,000	07/09/2024

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:

28/11/2024 16:01



Harcourts





Property Type: Divorce/Estate/Family Transfers Land Size: 792 sqm approx Agent Comments John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$1,650,000 - \$1,760,000 Median House Price 28/11/2023 - 27/11/2024: \$1,776,000

Comparable Properties

4 Paoa PI TEMPLESTOWE 3106 (REI) Image: Price: 3 Image: Price: 2 Price: \$1,660,000 Method: Private Sale Date: 04/11/2024 Property Type: House (Res) Land Size: 874 sqm approx	Agent Comments
13 Crellin St DONCASTER EAST 3109 (REI) 13 Crellin St DONCASTER EAST 3109 (REI) 14 1 1 15 2 1 16 2 1 17 2 1 18 2 1 19 2 1 10 2 <td< td=""><td>Agent Comments</td></td<>	Agent Comments
22 Newlands Cr DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,700,000 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 777 sqm approx	Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000



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