

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

Range between \$1,650,000

&

\$1,760,000

### Median sale price

Median price \$1,776,000

Property Type House

Suburb Templestowe

Period - From 28/11/2023

to

27/11/2024

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	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



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 792 sqm approx

Agent Comments

## Comparable Properties



**4 Paoa PI TEMPLESTOWE 3106 (REI)**



Agent Comments

**Price:** \$1,660,000

**Method:** Private Sale

**Date:** 04/11/2024

**Property Type:** House (Res)

**Land Size:** 874 sqm approx



**13 Crellin St DONCASTER EAST 3109 (REI)**



Agent Comments

**Price:** \$1,684,500

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 716 sqm approx



**22 Newlands Cr DONCASTER EAST 3109 (REI/VG)**



Agent Comments

**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 777 sqm approx