

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 86-88 Smiths Road, Templestowe, VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$3,800,000 & \$4,180,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Templestowe (3106)

Period - From 24/11/2022 to 24/11/2023 Source Realestate

Comparable property sales

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
6 SARAH CRESCENT, TEMPLESTOWE VIC 3106	\$4,000,000	26/06/2023
2 PIONEER DRIVE, TEMPLESTOWE VIC 3106	\$3,700,000	24/06/2023
15 COUNTY TERRACE, TEMPLESTOWE VIC 3106	\$3,850,000	20/05/2023

This Statement of Information was prepared on: 29/11/2023