

# 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

384 Church Road, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,380,000

### Median sale price

Median price

\$1,702,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2022

to

30/09/2022

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	19 Sunset Av TEMPLESTOWE 3106	\$1,381,000	13/08/2022
2	288 Church Rd TEMPLESTOWE 3106	\$1,300,000	27/07/2022
3	4 Ardgowar Ct TEMPLESTOWE LOWER 3107	\$1,288,000	08/10/2022

**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:

08/12/2022 16:20



 3  2  2

**Property Type:** House (Res)

**Land Size:** 662 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,380,000

**Median House Price**

September quarter 2022: \$1,702,000

## Comparable Properties



**19 Sunset Av TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,381,000

**Method:** Auction Sale

**Date:** 13/08/2022

**Property Type:** House (Res)

**Land Size:** 783 sqm approx



**288 Church Rd TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 27/07/2022

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**4 Ardgowder Ct TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,288,000

**Method:** Auction Sale

**Date:** 08/10/2022

**Property Type:** House (Res)

**Land Size:** 654 sqm approx