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	21 Stradmore Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,750,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	15 Exeter CI TEMPLESTOWE LOWER 3107	\$1,235,000	18/11/2024
2	25 Linton Av TEMPLESTOWE LOWER 3107	\$1,235,000	16/11/2024
3	38 Hawtin St TEMPLESTOWE 3106	\$1,320,000	13/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/11/2024 12:35









Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** September quarter 2024: \$1,750,000

Comparable Properties



15 Exeter CI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,235,000 Method: Private Sale Date: 18/11/2024

Property Type: House (Res) Land Size: 662 sqm approx



25 Linton Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Price: \$1,235,000 Method: Auction Sale Date: 16/11/2024

Property Type: House (Res) Land Size: 652 sqm approx



38 Hawtin St TEMPLESTOWE 3106 (REI)

Price: \$1,320,000 Method: Auction Sale Date: 13/11/2024

Property Type: House (Res) Land Size: 674 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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