## 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

56 Anderson Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$1,450,000		&		\$1,595,000				
Median sale price									
Median price	\$1,738,894	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/04/2024	to	30/06/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	72 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,500,000	14/09/2024
2	18 Lawanna Dr TEMPLESTOWE 3106	\$1,465,000	04/09/2024
3	354 High St TEMPLESTOWE LOWER 3107	\$1,556,500	31/07/2024

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:

17/09/2024 09:24



	42.672m	
17.373m	Area 741.34 m² <sub>Арргох</sub>	.17.373m
	42.672m	



Rooms: 5 Property Type: House (Res) Land Size: 739 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price June quarter 2024: \$1,738,894

# **Comparable Properties**



72 Olympus Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,500,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 651 sqm approx



18 Lawanna Dr TEMPLESTOWE 3106 (REI)



Price: \$1,465,000 Method: Private Sale Date: 04/09/2024 Property Type: House (Res)



354 High St TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Agent Comments



Price: \$1,556,500 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 1083 sqm approx

#### Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799





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