

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 between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,738,894 Property Type House Suburb Templestowe

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

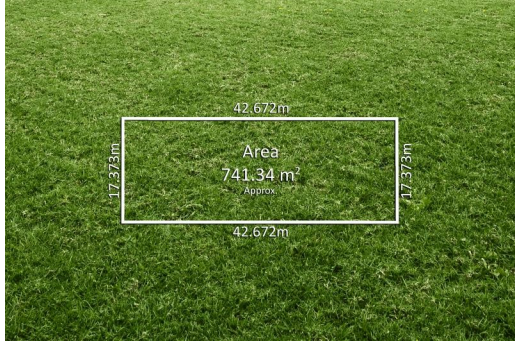
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	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



 3
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  3

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 (REI)
[Agent Comments](#)

 4
  3
  2

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)
[Agent Comments](#)

 4
  2
  2

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



354 High St TEMPLESTOWE LOWER 3107 (REI)
[Agent Comments](#)

 4
  2
  4

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