

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

10 Arapilles Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,270,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2021

to

31/03/2021

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	25 Soderlund Dr DONCASTER 3108	\$1,400,000	28/03/2021
2	33 Cuthbert St BULLEEN 3105	\$1,320,000	14/04/2021
3	126 High St DONCASTER 3108	\$1,300,000	31/03/2021

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:

28/04/2021 14:41



 4  2  2

Property Type: House
Land Size: 722.602 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2021: \$1,270,000

Comparable Properties



25 Soderlund Dr DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,400,000
Method: Private Sale
Date: 28/03/2021
Property Type: House
Land Size: 652 sqm approx



33 Cuthbert St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,320,000
Method: Sold Before Auction
Date: 14/04/2021
Property Type: House (Res)
Land Size: 604 sqm approx



126 High St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 31/03/2021
Property Type: House (Res)
Land Size: 781 sqm approx