## 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	10 Arapilles Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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#### Median sale price

Median price	\$1,270,000	Pro	perty 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

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

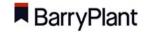
#### OR

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
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Date of sale







**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)

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



33 Cuthbert St BULLEEN 3105 (REI)

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**6** 

Price: \$1,320,000

Method: Sold Before Auction

Date: 14/04/2021

**Property Type:** House (Res) **Land Size:** 604 sqm approx

**Agent Comments** 



126 High St DONCASTER 3108 (REI)

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**A** 

Price: \$1,300,000 Method: Private Sale Date: 31/03/2021

**Property Type:** House (Res) **Land Size:** 781 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



