

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 Kelvinside Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,100,000 & \$1,190,000

Median sale price

Median price \$1,789,000 Property Type House Suburb Templestowe

Period - From 01/07/2023 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	18 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,100,000	27/07/2024
2	9 Kelvinside Dr TEMPLESTOWE 3106	\$1,310,000	27/07/2024
3	31 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,181,000	27/07/2024

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:

09/09/2024 13:50

10 Kelvinside Drive, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$1,100,000 - \$1,190,000

Median House Price

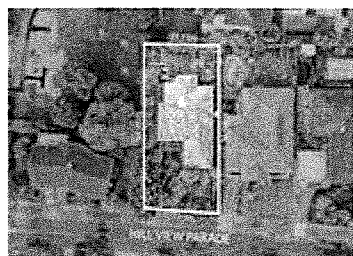
Year ending June 2024: \$1,789,000



Property Type:

Agent Comments

Comparable Properties



18 Hill View Pde TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



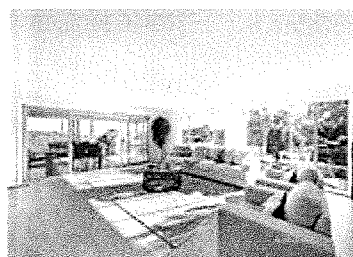
Price: \$1,100,000

Method: Sold Before Auction

Date: 27/07/2024

Property Type: House (Res)

Land Size: 656 sqm approx



9 Kelvinside Dr TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$1,310,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 677 sqm approx



31 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**



Price: \$1,181,000

Method: Auction Sale

Date: 27/07/2024

Property Type: House (Res)

Land Size: 664 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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