

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

3/9 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,050,000 Property Type Townhouse Suburb Templestowe

Period - From 13/04/2022 to 12/04/2023 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	3/281 Williamsons Rd TEMPLESTOWE 3106	\$790,000	09/03/2023
2	2/18-20 Glendale Av TEMPLESTOWE 3106	\$723,000	04/04/2023
3	2/241 Williamsons Rd TEMPLESTOWE 3106	\$585,000	15/03/2023

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:

13/04/2023 14:05



 2  2  2

Property Type: Townhouse

Land Size: 131 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Townhouse Price

13/04/2022 - 12/04/2023: \$1,050,000

Comparable Properties



3/281 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  1

Price: \$790,000

Method: Private Sale

Date: 09/03/2023

Property Type: Unit

Land Size: 327 sqm approx



2/18-20 Glendale Av TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  2

Price: \$723,000

Method: Private Sale

Date: 04/04/2023

Property Type: Unit

Land Size: 136 sqm approx



2/241 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 2  1  1

Price: \$585,000

Method: Sold Before Auction

Date: 15/03/2023

Property Type: Unit

Land Size: 180 sqm approx

Account - Barry Plant | P: 03 9842 8888