## 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 betweer	\$690,000		&		\$750,000				
Median sale p	rice								
Median price	\$1,050,000	Pro	operty Type	Том	nhouse		Suburb	Templestowe	
Period - From	13/04/2022	to	12/04/2023		Sc	ource	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.

Ade	dress 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



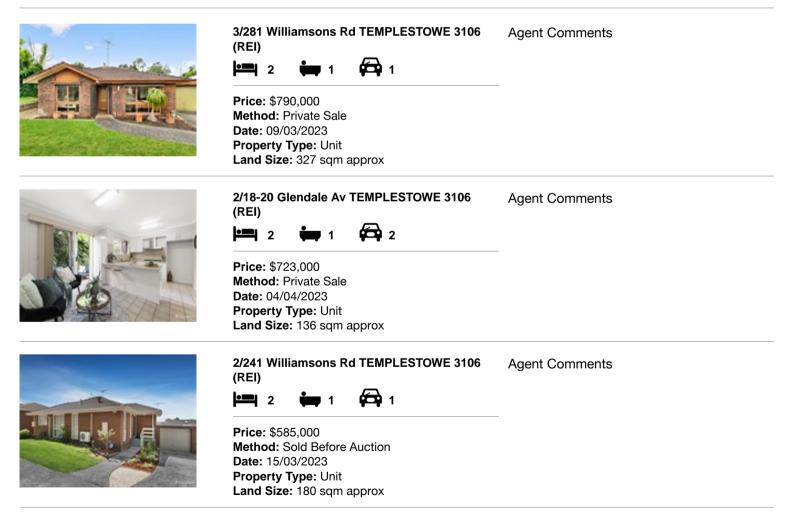






**Property Type:** Townhouse **Land Size:** 131 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$750,000 Median Townhouse Price 13/04/2022 - 12/04/2023: \$1,050,000

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888





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