

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

4/298 Porter Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,171,000

Property Type Unit

Suburb Templestowe

Period - From 01/04/2022

to 30/06/2022

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	5/12 Glenmanor CI TEMPLESTOWE 3106	\$1,030,800	29/03/2022
2	2/8 Edmonton PI DONCASTER EAST 3109	\$955,000	12/02/2022
3	32 Kenman CI TEMPLESTOWE 3106	\$950,000	02/06/2022

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:

01/08/2022 16:13



 3  2  2

Property Type: Townhouse

Land Size: 222 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$990,000

Median Unit Price

June quarter 2022: \$1,171,000

Comparable Properties

5/12 Glenmanor CI TEMPLESTOWE 3106 (VG) **Agent Comments**

 3  -  -

Price: \$1,030,800

Method: Sale

Date: 29/03/2022

Property Type: Flat/Unit/Apartment (Res)



2/8 Edmonton PI DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 3  2  2

Price: \$955,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Townhouse (Res)

Land Size: 423 sqm approx



32 Kenman CI TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 3  3  1

Price: \$950,000

Method: Private Sale

Date: 02/06/2022

Property Type: House (Res)

Land Size: 307 sqm approx

Account - Barry Plant | P: 03 9842 8888