

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

1 Milner Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,701,000

Property Type House

Suburb Templestowe

Period - From 01/01/2022

to 31/12/2022

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	8 Templemore Dr TEMPLESTOWE 3106	\$1,475,000	30/09/2022
2	11 Briarfield Ct TEMPLESTOWE 3106	\$1,470,000	19/12/2022
3	11 Stradmore Av TEMPLESTOWE 3106	\$1,441,000	08/10/2022

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:

21/02/2023 15:16

1 Milner Close, Templestowe Vic 3106



 5  2  2

Property Type: House
Land Size: 835 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2022: \$1,701,000

Comparable Properties



8 Templemore Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,475,000
Method: Sold Before Auction
Date: 30/09/2022
Property Type: House (Res)
Land Size: 789 sqm approx



11 Briarfield Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,470,000
Method: Private Sale
Date: 19/12/2022
Property Type: House (Res)
Land Size: 908 sqm approx



11 Stradmore Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,441,000
Method: Auction Sale
Date: 08/10/2022
Property Type: House (Res)
Land Size: 657 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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