# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address Including suburb and postcode	

#### 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	Pro	pperty Type H	ouse	]	Suburb	Templestowe
Period - From	01/01/2022	to	31/12/2022	s	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.

#### Address of comparable property

	areas or comparable property	1 1100	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



Date of sale





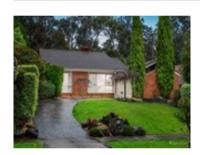




Property Type: House Land Size: 835 sqm approx **Agent Comments** 

**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)

**└─** 4





Price: \$1,475,000

Method: Sold Before Auction

Date: 30/09/2022

Property Type: House (Res) Land Size: 789 sqm approx **Agent Comments** 



11 Briarfield Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

**--**4







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)

**--** 5



Price: \$1,441,000 Method: Auction Sale Date: 08/10/2022

Property Type: House (Res) Land Size: 657 sqm approx

**Agent Comments** 

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



