

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

8 Cambridge Wynd, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2023

to 31/03/2023

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	5 Terence Ct DONCASTER 3108	\$1,805,000	06/05/2023
2	80 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,738,000	13/05/2023
3	27 Hillcroft Dr TEMPLESTOWE 3106	\$1,695,000	01/04/2023

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:

15/05/2023 15:33



 4  3  2

Property Type: House (Res)

Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000

Median House Price

March quarter 2023: \$1,515,000

Comparable Properties



5 Terence Ct DONCASTER 3108 (REI)

Agent Comments

 5  2  3

Price: \$1,805,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 719 sqm approx



80 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,738,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 1077 sqm approx



27 Hillcroft Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,695,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 752 sqm approx

Account - Barry Plant | P: 03 9842 8888