



STATEMENT OF INFORMATION

3 ELLEN GROVE, TEMPLESTOWE, VIC-3106
PREPARED BY KAMAL RAJ, ZED REAL ESTATE, PHONE: 0412 203 885



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ELLEN GROVE, TEMPLESTOWE, VIC

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Indicative Selling Price

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

Price Range: **\$2,900,000 to \$3,190,000**

Provided by: Kamal Raj, Zed Real Estate

MEDIAN SALE PRICE



TEMPLESTOWE, VIC, 3106

Suburb Median Sale Price (Vacant Land)

\$1,700,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



75 WEBSTERS RD, TEMPLESTOWE, VIC 3106

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Sale Price

****\$1,715,000**

Sale Date: 16/08/2024

Distance from Property: 3km



177-181 SERPELLS RD, TEMPLESTOWE, VIC

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Sale Price

***\$3,580,000**

Sale Date: 13/08/2024

Distance from Property: 2.8km



7 MARIST PL, TEMPLESTOWE, VIC 3106

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Sale Price

\$1,700,000

Sale Date: 16/05/2024

Distance from Property: 2.3km

This report has been compiled on 30/09/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3 ELLEN GROVE, TEMPLESTOWE, VIC 3106

Indicative selling price

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

Price Range: \$2,900,000 to \$3,190,000


Median sale price

Median price: \$1,700,000

Property type: Vacant Land

Suburb: TEMPLESTOWE

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
75 WEBSTERS RD, TEMPLESTOWE, VIC 3106	**\$1,715,000	16/08/2024
177-181 SERPELLS RD, TEMPLESTOWE, VIC 3106	*\$3,580,000	13/08/2024
7 MARIST PL, TEMPLESTOWE, VIC 3106	\$1,700,000	16/05/2024

This Statement of Information was prepared on: 30/09/2024