

# 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

89 Atkinson Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,800,000

### Median sale price

Median price

\$1,738,894

Property Type

House

Suburb

Templestowe

Period - From

01/04/2024

to

30/06/2024

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	42 Atkinson St TEMPLESTOWE 3106	\$1,750,000	13/08/2024
2	41 Hawtin St TEMPLESTOWE 3106	\$1,800,000	11/05/2024
3	9 Rutland Av TEMPLESTOWE 3106	\$1,650,000	16/03/2024

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:

07/10/2024 14:38



 4  3  2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 823 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
June quarter 2024: \$1,738,894

## Comparable Properties



**42 Atkinson St TEMPLESTOWE 3106 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,750,000  
**Method:** Sold Before Auction  
**Date:** 13/08/2024  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx



**41 Hawtin St TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 4  4  2

**Price:** \$1,800,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx



**9 Rutland Av TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

 5  2  2

**Price:** \$1,650,000  
**Method:** Sold Before Auction  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx

**Account - Barry Plant | P: 03 9842 8888**