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

44a Obriens Lane, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,200,000		&		\$3,500,000				
Median sale p	rice								
Median price	\$1,731,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18 Oliver Rd TEMPLESTOWE 3106	\$3,500,000	21/07/2022
2	54-56 OBriens La TEMPLESTOWE 3106	\$3,450,000	03/12/2022
3	68 Websters Rd TEMPLESTOWE 3106	\$3,350,000	22/07/2022

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:

05/12/2022 17:07



44a Obriens Lane, Templestowe Vic 3106

RT Edgar





Property Type: House (Previously Occupied - Detached) Land Size: 9981 sqm approx Agent Comments Paul Ibrahim 8888 2020 0432 522 577 pibrahim@rtedgar.com.au

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price Year ending September 2022: \$1,731,000

Comparable Properties



18 Oliver Rd TEMPLESTOWE 3106 (REI)



Price: \$3,500,000 Method: Private Sale Date: 21/07/2022 Property Type: House (Res) Agent Comments



54-56 OBriens La TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$3,450,000 Method: Auction Sale Date: 03/12/2022 Property Type: House (Res) Land Size: 12200 sqm approx



68 Websters Rd TEMPLESTOWE 3106 (VG)



Agent Comments

Price: \$3,350,000 Method: Sale Date: 22/07/2022 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4001 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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