

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 between \$3,200,000 & \$3,500,000

Median sale price

Median price \$1,731,000 Property Type House Suburb Templestowe

Period - From 01/10/2021 to 30/09/2022 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	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



7 4 6

Property Type: House (Previously Occupied - Detached)

Land Size: 9981 sqm approx

Agent Comments

Comparable Properties



18 Oliver Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 3

Price: \$3,500,000

Method: Private Sale

Date: 21/07/2022

Property Type: House (Res)



54-56 OBriens La TEMPLESTOWE 3106 (REI)

Agent Comments

6 4 3

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

5 - -

Price: \$3,350,000

Method: Sale

Date: 22/07/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4001 sqm approx