

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

1/10 ALOHA GARDENS TEMPLESTOWE

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$995,000

Median sale priceMedian price

\$850,000

Property type

TOWNHOUSE

Suburb

TEMPLESTOWE

Period - From

JAN 2021

to

MAR 2021

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/43 THE GRANGE TEMPLESTOWE	\$1,000,000	27/04/2021
1/73 WOOD STREET TEMPLESTOWE	\$980,000	24/04/2021
2 MATISSE DRIVE TEMPLESTOWE	\$1,030,000	02/04/2021

This Statement of Information was prepared on:

05/05/2021

Comparable properties



\$1,000,000

2/43 The Grange Templestowe Victoria

DATE: 27/04/2021

PROPERTY TYPE: Townhouse

 3  2
 2  199 sqm



\$980,000

1/73 Wood Street Templestowe, Victoria

DATE: 24/04/2021

PROPERTY TYPE: Townhouse

 3  2
 2  287 sqm



\$1,030,000

52 Matisse Drive Templestowe, Victoria

DATE: 02/04/2021

PROPERTY TYPE: House

 4  2
 2  214 sqm x

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21 days on market



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