

# 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

11 Emerald Rise, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,400,000

&

\$1,480,000

### Median sale price

Median price \$1,702,000

Property Type House

Suburb Templestowe

Period - From 01/07/2022

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	19 Emerald Rise TEMPLESTOWE 3106	\$1,550,000	17/09/2022
2	1 Emerald Rise TEMPLESTOWE 3106	\$1,530,000	09/07/2022
3	1 Peachwood Rise DONCASTER EAST 3109	\$1,301,000	17/09/2022

**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:

20/10/2022 14:14



 3  2  2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 476 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,480,000  
**Median House Price**  
 September quarter 2022: \$1,702,000

## Comparable Properties



**19 Emerald Rise TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx



**1 Emerald Rise TEMPLESTOWE 3106 (REI)**

Agent Comments

 5  3  4

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 09/07/2022  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 493 sqm approx



**1 Peachwood Rise DONCASTER EAST 3109 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,301,000  
**Method:** Auction Sale  
**Date:** 17/09/2022  
**Property Type:** House (Res)  
**Land Size:** 388 sqm approx

**Account - ASL Real Estate** | P: 03 9855 6000 | F: 03 9855 6000