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	35 Sinclair Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,380,000	&	\$1,480,000

Median sale price

Median price	\$1,288,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2022	to	31/12/2022		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

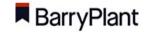
Add	dress of comparable property	Price	Date of sale
1	35 Hakea St TEMPLESTOWE 3106	\$1,450,000	17/12/2022
2	16 Amberwood Ct TEMPLESTOWE 3106	\$1,427,500	14/09/2022
3	82 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,320,000	27/08/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/01/2023 14:11





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Indicative Selling Price \$1,380,000 - \$1,480,000 Median House Price

December quarter 2022: \$1,288,000

Agent Comments

Agent Comments

Agent Comments



Property Type: House

Property Type: House Land Size: 1050 sqm approx

Agent Comments

Comparable Properties



35 Hakea St TEMPLESTOWE 3106 (REI)

— 3





Price: \$1,450,000 Method: Auction Sale

Date: 17/12/2022 **Rooms:** 5

Property Type: House (Res) Land Size: 949 sqm approx

16 Amberwood Ct TEMPLESTOWE 3106

(REI/VG)





Price: \$1,427,500

Method: Sold Before Auction

Date: 14/09/2022

Property Type: House (Res) **Land Size:** 672 sqm approx

82 Dellfield Dr TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,320,000 **Method:** Auction Sale **Date:** 27/08/2022

Property Type: House (Res) **Land Size:** 1265 sqm approx

Account - Barry Plant | P: 03 9842 8888



