

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

35 Sinclair Avenue, Templestowe Lower Vic 3107

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

Property 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	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 comparable properties 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



Property Type: House

Land Size: 1050 sqm approx

Agent Comments

Comparable Properties



35 Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 1265 sqm approx