

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 5-7 Birchgrove Crescent, Templestowe, VIC 3106

Indicative selling price

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

Price Range \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Templestowe (3106)

Period - From 01/10/2023 to 01/10/2024 Source Realestate

Comparable property sales

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
12 LLOYD COURT, TEMPLESTOWE VIC 3106	\$2,400,000	31/05/2024
12 WENSLEY COURT, TEMPLESTOWE VIC 3106	\$2,405,000	21/09/2024
32 SHAKESPEARE DRIVE, TEMPLESTOWE VIC 3106	\$2,390,000	18/01/2024

This Statement of Information was prepared on: 11/10/2024