

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

22 Stradmore Avenue, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,270,000

Median sale price

Median price

\$1,773,500

Property Type

House

Suburb

Templestowe

Period - From

01/07/2023

to

30/09/2023

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 | 29 Stradmore Av TEMPLESTOWE 3106 | \$1,630,000 | 24/07/2023 |
| 2 | 4 Eades Ct TEMPLESTOWE 3106 | \$1,285,000 | 16/09/2023 |
| 3 | 4 Libra Ct TEMPLESTOWE 3106 | \$1,210,000 | 04/10/2023 |

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:

14/11/2023 13:16



 4  2  2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,270,000
Median House Price
September quarter 2023: \$1,773,500

Comparable Properties



29 Stradmore Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,630,000
Method: Sold Before Auction
Date: 24/07/2023
Property Type: House (Res)
Land Size: 657 sqm approx



4 Eades Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,285,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 726 sqm approx



4 Libra Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: House (Res)
Land Size: 756 sqm approx

Account - Barry Plant | P: 03 9842 8888