Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Castlebar Way, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,750,000		&		\$1,890,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Hou	ISE		Suburb	Templestowe
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	15 The Pines Outlook DONCASTER EAST 3109	\$1,840,500	30/11/2024
2	6 Merna Dr TEMPLESTOWE 3106	\$1,850,000	13/11/2024
3	11 Rosco Dr TEMPLESTOWE 3106	\$1,760,000	29/10/2024

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:

03/03/2025 11:50



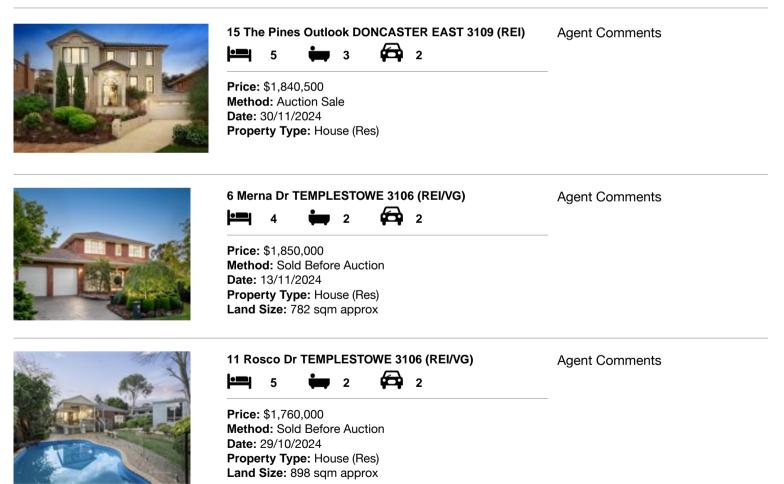






Property Type: House Land Size: 709 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,890,000 Median House Price Year ending December 2024: \$1,750,000

Comparable Properties



Account - Harcourts Manningham | P: 03 9842 8000



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