## 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

2 Austin Place, Templestowe Vic 3106

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,590,000					
Median sale pi	rice									
Median price	\$1,699,000	Pro	operty Type	Hou	ise		Suburb	Templestowe		
Period - From	09/05/2021	to	08/05/2022		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	4 Rutland Av TEMPLESTOWE 3106	\$1,610,000	19/03/2022
2	13 Aloha Gdns TEMPLESTOWE 3106	\$1,571,000	04/12/2021
3	4 Regina Tce DONCASTER EAST 3109	\$1,410,000	26/04/2022

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:

09/05/2022 12:52





Mitchal Towns 0416 141 990 mitchaltowns@theagency.com.au





**Property Type:** House **Land Size:** 917 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,590,000 Median House Price 09/05/2021 - 08/05/2022: \$1,699,000

# **Comparable Properties**



4 Rutland Av TEMPLESTOWE 3106 (REI)



Price: \$1,610,000 Method: Auction Sale Date: 19/03/2022 Property Type: House (Res) Land Size: 961 sqm approx Agent Comments



13 Aloha Gdns TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,571,000 Method: Auction Sale Date: 04/12/2021 Property Type: House (Res) Land Size: 915 sqm approx



4 Regina Tce DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,410,000 Method: Sold Before Auction Date: 26/04/2022 Property Type: House (Res) Land Size: 882 sqm approx

#### Account - The Agency Port Phillip | P: 03 8578 0388



property data

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