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

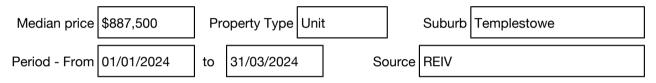
3/11 June Crescent, Templestowe Vic 3106

Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
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Single price \$1,085,000

Median sale price



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	3/382-384 High St TEMPLESTOWE LOWER 3107	\$1,030,000	06/05/2024
2	3/181 Foote St TEMPLESTOWE 3106	\$1,080,000	02/03/2024
3	2/63 Anderson St TEMPLESTOWE 3106	\$930,000	29/12/2023

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.

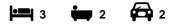
This Statement of Information was prepared on:

08/07/2024 15:29









Property Type: Unit Land Size: 258 sqm approx Agent Comments Indicative Selling Price \$1,085,000 Median Unit Price March quarter 2024: \$887,500

Comparable Properties

3/382-384 High St TEMPLESTOWE LOWER Agent Comments 3107 (REI) **---** 3 2 2 2 Price: \$1,030,000 Method: Date: 06/05/2024 Property Type: House 3/181 Foote St TEMPLESTOWE 3106 (REI/VG) Agent Comments **6** 2 3 2 Price: \$1,080,000



Method: Auction Sale Date: 02/03/2024 Property Type: Townhouse (Res) Land Size: 201 sqm approx



2/63 Anderson St TEMPLESTOWE 3106 (REI/VG)



Price: \$930,000 Method: Private Sale Date: 29/12/2023 Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



propertydata

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Agent Comments