

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

2/10 Aloha Gardens, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,145,000

Property Type

Townhouse

Suburb

Templestowe

Period - From

08/08/2021

to

07/08/2022

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	5/8 Innisfallen Av TEMPLESTOWE 3106	\$1,230,000	06/04/2022
2	4/16-20 Oakwood Ct TEMPLESTOWE 3106	\$1,180,000	04/06/2022
3	2/20 Oliver Rd TEMPLESTOWE 3106	\$1,016,000	19/02/2022

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:

08/08/2022 10:38



 3  2  2

Property Type: Townhouse (Res)

Land Size: 237 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median Townhouse Price

08/08/2021 - 07/08/2022: \$1,145,000

Comparable Properties



5/8 Innisfallen Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,230,000

Method: Private Sale

Date: 06/04/2022

Property Type: Townhouse (Single)



4/16-20 Oakwood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,180,000

Method: Auction Sale

Date: 04/06/2022

Property Type: Townhouse (Res)

2/20 Oliver Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,016,000

Method: Auction Sale

Date: 19/02/2022

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888