

# 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

8 Parkwood Place, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,799,000

### Median sale price

Median price \$1,750,000

Property Type House

Suburb Templestowe

Period - From 01/07/2024

to 30/09/2024

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	1 Sarah Cr TEMPLESTOWE 3106	\$3,300,000	19/10/2024
2	6a Read St TEMPLESTOWE 3106	\$2,900,000	15/10/2024
3	131 Serpells Rd TEMPLESTOWE 3106	\$3,100,000	09/10/2024

**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:

26/11/2024 10:35



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,799,000  
**Median House Price**  
September quarter 2024: \$1,750,000

## Comparable Properties



1 Sarah Cr TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$3,300,000  
**Method:** Private Sale  
**Date:** 19/10/2024  
**Property Type:** House  
**Land Size:** 4048 sqm approx



6a Read St TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$2,900,000  
**Method:** Private Sale  
**Date:** 15/10/2024  
**Property Type:** House  
**Land Size:** 4025 sqm approx



131 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments



**Price:** \$3,100,000  
**Method:** Expression of Interest  
**Date:** 09/10/2024  
**Property Type:** House (Res)  
**Land Size:** 4048 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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