## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$750,000	&	\$800,000
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#### Median sale price

Median price	\$900,000	Pro	perty Type	Jnit		Suburb	Templestowe
Period - From	01/04/2024	to	31/03/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/10-12 Anderson St TEMPLESTOWE 3106	\$700,000	12/04/2025
2	6/32 Ballamore Cr DONCASTER 3108	\$630,000	29/03/2025
3	1/413 Church Rd TEMPLESTOWE 3106	\$850,000	20/01/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2025 16:11







**Indicative Selling Price** \$750,000 - \$800,000 **Median Unit Price** Year ending March 2025: \$900,000



Property Type: Unit Agent Comments

## Comparable Properties



2/10-12 Anderson St TEMPLESTOWE 3106 (REI)

**Agent Comments** 

Price: \$700,000 Method: Private Sale Date: 12/04/2025 Property Type: Unit

Land Size: 185 sqm approx

6/32 Ballamore Cr DONCASTER 3108 (REI)

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Agent Comments

Price: \$630,000 Method: Auction Sale Date: 29/03/2025 Property Type: Unit

Land Size: 193 sqm approx



1/413 Church Rd TEMPLESTOWE 3106 (REI)





Price: \$850,000 Method: Private Sale Date: 20/01/2025 Property Type: Unit

Land Size: 280 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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