Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

emplestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000	&	\$1,595,000
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Median sale price

Median price	\$1,651,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/04/2021	to	30/06/2021		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

Add	dress of comparable property	Price	Date of sale
1	12 Monteath PI DONCASTER EAST 3109	\$1,690,000	24/08/2021
2	2 Houndswood CI DONCASTER EAST 3109	\$1,667,000	16/08/2021
3	43 Huntingfield Dr DONCASTER EAST 3109	\$1,655,000	08/05/2021

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:	12/10/2021 10:41





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Indicative Selling Price \$1,450,000 - \$1,595,000 **Median House Price** June guarter 2021: \$1,651,000



Rooms: 8

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Comparable Properties



12 Monteath PI DONCASTER EAST 3109

(REI/VG)

Price: \$1,690,000 Method: Auction Sale Date: 24/08/2021

Property Type: House (Res) Land Size: 785 sqm approx

Agent Comments



2 Houndswood CI DONCASTER EAST 3109

(REI)

Price: \$1.667.000

Method: Sold Before Auction

Date: 16/08/2021 Rooms: 9

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments

Agent Comments



43 Huntingfield Dr DONCASTER EAST 3109

(REI/VG)

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Price: \$1,655,000 Method: Auction Sale Date: 08/05/2021

Property Type: House (Res) Land Size: 775 sqm approx

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822





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