## 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

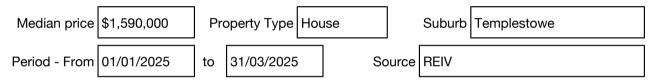
58 Atkinson Street, Templestowe Vic 3106

### Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$3,790,000

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	28 Linton Av TEMPLESTOWE LOWER 3107	\$3,820,000	23/04/2025
2			
3			

#### OR

**B**<sup>\*</sup> 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:

30/06/2025 12:35









Property Type: House Land Size: 1011 sqm approx Agent Comments Indicative Selling Price \$3,790,000 Median House Price March quarter 2025: \$1,590,000

# **Comparable Properties**



28 Linton Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments Finite: \$3,820,000 Method: Private Sale Date: 23/04/2025

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.

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

#### Account - Barry Plant | P: 03 9842 8888





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