# 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

23 Edwin Road, Templestowe Vic 3106

### Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | ov.au | /underquot  | ting |        |             |
|-----------------|-------------------|-----|--------------|-------|-------------|------|--------|-------------|
| Range betweer   | \$3,600,000       |     | &            |       | \$3,900,000 |      |        |             |
| Median sale p   | rice              |     |              |       |             |      |        |             |
| Median price    | \$1,850,500       | Pro | operty Type  | Hou   | ise         |      | Suburb | Templestowe |
| Period - From   | 01/10/2023        | to  | 31/12/2023   |       | So          | urce | 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.

| Ad | dress of comparable property     | Price       | Date of sale |
|----|----------------------------------|-------------|--------------|
| 1  | 17 Colonsay St TEMPLESTOWE 3106  | \$4,620,000 | 17/12/2023   |
| 2  | 8 Cottonwood Ct TEMPLESTOWE 3106 | \$3,880,000 | 06/12/2023   |
| 3  | 47 Obriens La TEMPLESTOWE 3106   | \$3,300,000 | 19/01/2024   |

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.

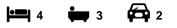
This Statement of Information was prepared on:

04/04/2024 12:16









Property Type: House Land Size: 4000 sqm approx Agent Comments Indicative Selling Price \$3,600,000 - \$3,900,000 Median House Price December quarter 2023: \$1,850,500

# **Comparable Properties**



17 Colonsay St TEMPLESTOWE 3106 (REI/VG) Agent Comments



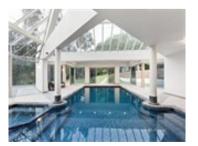
Price: \$4,620,000 Method: Private Sale Date: 17/12/2023 Property Type: House Land Size: 4083 sqm approx



8 Cottonwood Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$3,880,000 Method: Private Sale Date: 06/12/2023 Property Type: House (Res) Land Size: 4000 sqm approx



47 Obriens La TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$3,300,000 Method: Private Sale Date: 19/01/2024 Property Type: House (Res) Land Size: 4034 sqm approx

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



propertydata

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