

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 consumer.vic.gov.au/underquoting

Range between \$3,600,000 & \$3,900,000

Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	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



 4  3  2

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**

 5  3  2

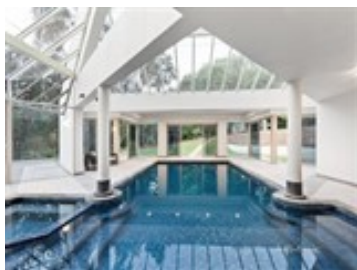
Price: \$4,620,000
Method: Private Sale
Date: 17/12/2023
Property Type: House
Land Size: 4083 sqm approx



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

 5  4  4

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**

 4  4  3

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