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.

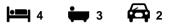
This Statement of Information was prepared on:

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



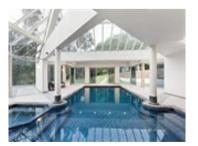
Price: \$4,620,000 Method: Private Sale Date: 17/12/2023 Property Type: House Land Size: 4083 sqm approx



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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