

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

1/413 Church Road, Templestowe Vic 3106

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$955,251

Property Type

Unit

Suburb

Templestowe

Period - From

01/07/2024

to

30/09/2024

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	4/245 Williamsons Rd TEMPLESTOWE 3106	\$632,000	18/07/2024
2	6/106 Wood St TEMPLESTOWE 3106	\$637,500	18/06/2024
3	3/106 Wood St TEMPLESTOWE 3106	\$644,300	01/06/2024

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:

25/11/2024 13:48



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Property Type: Unit
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median Unit Price
September quarter 2024: \$955,251

Comparable Properties



4/245 Williamsons Rd TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

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Price: \$632,000
Method: Private Sale
Date: 18/07/2024
Property Type: Unit



6/106 Wood St TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

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Price: \$637,500
Method: Private Sale
Date: 18/06/2024
Property Type: Unit
Land Size: 71 sqm approx



3/106 Wood St TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

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Price: \$644,300
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888