

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

35 Kenman Close, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,180,000

Median sale price

Median price \$1,773,500

Property Type House

Suburb Templestowe

Period - From 01/07/2023

to 30/09/2023

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	11 Kenman CI TEMPLESTOWE 3106	\$1,178,000	07/10/2023
2			
3			

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:

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Rooms: 5
Property Type: House
Land Size: 333 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,180,000
Median House Price
September quarter 2023: \$1,773,500

Comparable Properties



11 Kenman CI TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,178,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 400 sqm approx

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.