

# 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

25 King Street, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,433,000 Property Type House Suburb Templestowe

Period - From 01/10/2019 to 30/09/2020 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	2 Loxley Ct DONCASTER EAST 3109	\$1,500,000	16/07/2020
2	25A King St TEMPLESTOWE 3106	\$1,440,000	22/07/2020
3	48 Andersons Creek Rd DONCASTER EAST 3109	\$1,420,000	01/05/2020

**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:

12/10/2020 11:12



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2 Loxley Ct DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 16/07/2020

**Property Type:** House (Res)

**Land Size:** 313 sqm approx



**25A King St TEMPLESTOWE 3106 (REI/VG)** Agent Comments



**Price:** \$1,440,000

**Method:** Private Sale

**Date:** 22/07/2020

**Property Type:** Townhouse (Res)

**Land Size:** 338 sqm approx



**48 Andersons Creek Rd DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 01/05/2020

**Property Type:** House (Res)

**Land Size:** 255 sqm approx