

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 4B Glendarragh Road, Templestowe, VIC 3106

Indicative selling price

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

Price Range \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Templestowe (3106)

Period - From 30/11/2019 to 30/11/2020 Source Realestate

Comparable property sales

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
26 ATHENRY TERRACE, TEMPLESTOWE VIC 3106	\$1,310,000	28/11/2020
38 HILLHOUSE ROAD, TEMPLESTOWE VIC 3106	\$1,340,000	26/10/2020
31 MEREDITH AVENUE, TEMPLESTOWE VIC 3106	\$1,350,000	29/10/2020

This Statement of Information was prepared on: 08/12/2020