

# 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 2 Helmsdale Retreat, Templestowe, VIC 3106

### Indicative selling price

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

Price Range \$1,650,000 & \$1,765,000

### Median sale price

Median price \$1,593,500 Property Type House Suburb Templestowe (3106)

Period - From 30/09/2020 to 30/09/2021 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
20 BALI HI BOULEVARD, TEMPLESTOWE VIC 3106	\$1,815,000	10/10/2021
31 Templstowe Drive Templestowe	\$1,630,000	21/08/2021
2 Anthlin Crescent Templestowe	\$1,848,000	08/10/2021

This Statement of Information was prepared on: 18/10/2021