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	86 Greenridge Avenue, Templestowe, VIC 3106

Indicative selling price

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

Price Range	$1,800,000	&	$1,900,000

Median sale price

Median price	$1,776,000	Property Type	House	Suburb	Templestowe (3106)
Period - From	21/11/2023	to	20/11/2024	Source	REIV

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
6 MERNA DRIVE, TEMPLESTOWE VIC 3106	$1,850,000	13/11/2024
1A DONHAVEN COURT, TEMPLESTOWE VIC 3106	$1,835,000	27/10/2024
18A CORELLA STREET, DONCASTER VIC 3108	$1,815,000	24/09/2024

This Statement of Information was prepared on: 21/11/2024

WE DELIVER... Biggin&Scott