# 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<br>Including suburb and postcode | 11 Newlyn Close, Templestowe, VIC 3106 |

## Indicative selling price

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

| | | | |
|---|---|---|---|
| Price Range | $1,100,000 | & | $1,200,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,429,000 | Property Type | House | Suburb | Templestowe (3106) |
| Period - From | 17/10/2024 | to | 17/03/2025 | Source | REA |

## 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 |
|---|---|---|
| 13 CHISWICK COURT, TEMPLESTOWE VIC 3106 | $1,188,000 | 01/03/2025 |
| 21 STRADMORE AVENUE, TEMPLESTOWE VIC 3106 | $1,160,000 | 14/12/2024 |
| 8 MARGOT AVENUE, DONCASTER VIC 3108 | $1,200,000 | 15/10/2024 |

This Statement of Information was prepared on: 17/03/2025



WE DELIVER... Biggin&Scott