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	41 Spring Valley Drive, Templestowe Vic 3106

Indicative selling price

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

Range between $1,650,000 & $1,750,000

Median sale price

Median price $1,625,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 to 31/03/2024 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 Morello Ccl DONCASTER EAST 3109	$1,615,000	17/02/2024
2			
3			

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: 24/06/2024 08:52

41 Spring Valley Drive, Templestowe Vic 3106

Nicole Qiu
8841 4888
0422 419 357
nicoleqiu@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 489 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,750,000
Median House Price
March quarter 2024: $1,625,000

Comparable Properties



2 Morello Ccl DONCASTER EAST 3109 (REI)

4 3 2

Price: $1,615,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 464 sqm approx

Agent Comments

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.

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