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 | 250 Church Road, Templestowe Vic 3106 |

## Indicative selling price

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

Range between $1,400,000 & $1,540,000

## Median sale price

Median price $1,651,000 Property Type House Suburb Templestowe

Period - From 01/04/2021 to 30/06/2021 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 | 50 Margot Av DONCASTER 3108 | $1,500,000 | 07/07/2021 |
| 2 | 13 Benton Ct DONCASTER 3108 | $1,470,000 | 10/06/2021 |
| 3 | 76 The Grange TEMPLESTOWE 3106 | $1,350,000 | 22/05/2021 |

**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: 06/10/2021 14:46

# 250 Church Road, Templestowe Vic 3106

Peter Moulden
9874 7677
0413 336 864
peter@hoskins.com.au




3 2 2

**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 657 sqm approx

Agent Comments

**Indicative Selling Price**
$1,400,000 - $1,540,000
**Median House Price**
June quarter 2021: $1,651,000

## Comparable Properties



**50 Margot Av DONCASTER 3108 (REI/VG)**

3 2 2

**Price:** $1,500,000
**Method:** Sold Before Auction
**Date:** 07/07/2021
**Property Type:** House (Res)
**Land Size:** 694 sqm approx

Agent Comments



**13 Benton Ct DONCASTER 3108 (REI/VG)**

3 2 2

**Price:** $1,470,000
**Method:** Sold Before Auction
**Date:** 10/06/2021
**Property Type:** House (Res)
**Land Size:** 653 sqm approx

Agent Comments



**76 The Grange TEMPLESTOWE 3106 (REI/VG)**

3 2 1

**Price:** $1,350,000
**Method:** Auction Sale
**Date:** 22/05/2021
**Property Type:** House (Res)
**Land Size:** 649 sqm approx

Agent Comments



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