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	4 Paoa Place, Templestowe Vic 3106

Indicative selling price

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

Single price $1,700,000

Median sale price

Median price $1,776,000 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 30/09/2024 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	354 Porter St TEMPLESTOWE 3106	$1,750,000	21/09/2024
2	26 Cricklewood Dr TEMPLESTOWE 3106	$1,796,000	14/09/2024
3	56 Greenridge Av TEMPLESTOWE 3106	$1,750,000	17/08/2024

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: 14/10/2024 10:51

4 Paoa Place, Templestowe Vic 3106

Craig Nowotsch
8841 4888
0425 877 441
craignowotsch@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 874 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000
Median House Price
Year ending September 2024: $1,776,000

Comparable Properties



354 Porter St TEMPLESTOWE 3106 (REI)

4 2 4

Price: $1,750,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 1200 sqm approx

Agent Comments



26 Cricklewood Dr TEMPLESTOWE 3106 (REI)

5 3 2

Price: $1,796,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 640 sqm approx

Agent Comments



56 Greenridge Av TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,750,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.