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	11 Rosco Drive, Templestowe Vic 3106

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,789,000 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/06/2024 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	4 Wagon Rd TEMPLESTOWE 3106	$1,525,000	01/08/2024
2	6 Donegal Ct TEMPLESTOWE 3106	$1,575,000	26/06/2024
3	2 Raintree Rd TEMPLESTOWE 3106	$1,485,000	22/06/2024

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: 09/10/2024 16:37

11 Rosco Drive, Templestowe Vic 3106

Oliver Hu
8841 4888
0450 097 376
oliverhu@jelliscraig.com.au



5 2 2

Property Type: House
Land Size: 898 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending June 2024: $1,789,000

Comparable Properties



4 Wagon Rd TEMPLESTOWE 3106 (VG)

4 - -

Price: $1,525,000
Method: Sale
Date: 01/08/2024
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments



6 Donegal Ct TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,575,000
Method: Sold Before Auction
Date: 26/06/2024
Property Type: House (Res)
Land Size: 843 sqm approx

Agent Comments



2 Raintree Rd TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,485,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 787 sqm approx

Agent Comments

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