

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

56 GREENRIDGE AVENUE TEMPLESTOWE VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Templestowe

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

382 CHURCH ROAD TEMPLESTOWE VIC 3106	\$1,480,000	03-Feb-24
44 BELINDA CRESCENT DONCASTER EAST VIC 3109	\$1,470,000	02-Feb-24
4 WAGON ROAD TEMPLESTOWE VIC 3106	\$1,525,000	14-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 16 July 2024



**382 CHURCH ROAD
TEMPLESTOWE VIC 3106**

4 2 2

Sold Price **\$1,480,000** Sold Date **03-Feb-24**

Distance **1.65km**



**44 BELINDA CRESCENT
DONCASTER EAST VIC 3109**

4 2 2

Sold Price **\$1,470,000** Sold Date **02-Feb-24**

Distance **1.15km**



**4 WAGON ROAD TEMPLESTOWE
VIC 3106**

4 2 4

Sold Price ^{RS} **\$1,525,000** Sold Date **14-Mar-24**

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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