

# 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

6 Marist Place, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,300,000

### Median sale price

Median price

\$1,650,000

Property Type

Vacant land

Suburb

Templestowe

Period - From

11/09/2023

to

10/09/2024

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.

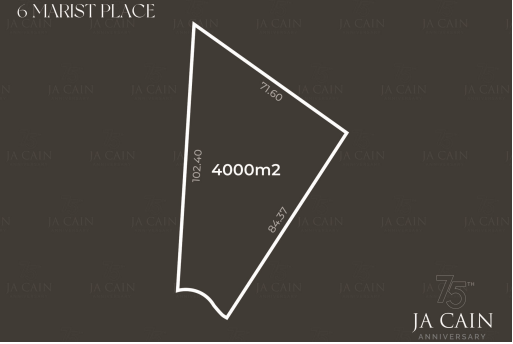
	Address of comparable property	Price	Date of sale
1	7 Marist PI TEMPLESTOWE 3106	\$1,700,000	15/05/2024
2	8 Marist PI TEMPLESTOWE 3106	\$1,700,000	27/04/2024
3	3 Marist PI TEMPLESTOWE 3106	\$1,650,000	17/04/2024

**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:

11/09/2024 15:25



**Property Type:**  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000  
**Median Land Price**  
11/09/2023 - 10/09/2024: \$1,650,000

## Comparable Properties



**7 Marist PI TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Property Type:** Land (Res)  
**Land Size:** 4000 sqm approx



**8 Marist PI TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**



**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 27/04/2024  
**Property Type:** Land (Res)  
**Land Size:** 40000 sqm approx



**3 Marist PI TEMPLESTOWE 3106 (REI)** **Agent Comments**



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** Land (Res)  
**Land Size:** 4035 sqm approx

**Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999**