

## 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

26 CRICKLEWOOD DRIVE TEMPLESTOWE VIC 3106

### Indicative selling price

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

Single Price

or range  
between

\$1,600,000

&

\$1,760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,776,000

Property type

House

Suburb

Templestowe

Period-from

28 Dec 2023

to

28 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

4 AMBERWOOD COURT TEMPLESTOWE VIC 3106	\$1,608,000	21-Jun-24
38 HILLCROFT DRIVE TEMPLESTOWE VIC 3106	\$1,625,000	02-Mar-24
9 RUTLAND AVENUE TEMPLESTOWE VIC 3106	\$1,650,000	16-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: 28 June 2024