

# 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 Trevinden Close, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,400,000 Property Type House Suburb Templestowe

Period - From 06/06/2019 to 05/06/2020 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	12 Inglewood CI DONCASTER EAST 3109	\$1,270,000	07/12/2019
2	4 Mintaro Ct TEMPLESTOWE 3106	\$1,220,000	10/04/2020
3	35 Rowan St DONCASTER EAST 3109	\$1,210,000	09/12/2019

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:

06/06/2020 12:14



 4  2  2

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

06/06/2019 - 05/06/2020: \$1,400,000

## Comparable Properties



**12 Inglewood CI DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**4 Mintaro Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 10/04/2020

**Property Type:** House (Res)

**Land Size:** 699 sqm approx



**35 Rowan St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,210,000

**Method:** Private Sale

**Date:** 09/12/2019

**Property Type:** House

**Land Size:** 651 sqm approx