

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	8 Elm Court, Templestowe, VIC 3106
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Indicative selling price

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

Price Range	\$2,500,000	&	\$2,680,000
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Median sale price

Median price	\$1,750,400	Property Type	House	Suburb	Templestowe (3106)
Period - From	01/10/2023	to	30/09/2024	Source	Realestate

Comparable property sales

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 ANTHLIN COURT, TEMPLESTOWE VIC 3106	\$2,703,500	21/09/2024
8 COLERIDGE COURT, TEMPLESTOWE VIC 3106	\$2,550,000	17/07/2024
312 BLACKBURN ROAD, DONCASTER EAST VIC 3109	\$2,550,000	02/07/2024

This Statement of Information was prepared on: 16/10/2024