

# 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

10 Albert Street, 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 \$2,150,000

&

\$2,365,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Templestowe

Period - From 01/01/2021

to

31/03/2021

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	2 Caprice Ct TEMPLESTOWE 3106	\$2,488,000	24/12/2020
2	5 Bamfield CI TEMPLESTOWE 3106	\$2,200,000	03/12/2020
3			

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:

23/04/2021 12:14



**Rooms:** 10

**Property Type:** House

**Land Size:** 4087.8 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,150,000 - \$2,365,000

**Median House Price**

March quarter 2021: \$1,650,000

## Comparable Properties



**2 Caprice Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$2,488,000

**Method:** Private Sale

**Date:** 24/12/2020

**Property Type:** House

**Land Size:** 4047 sqm approx



**5 Bamfield Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 03/12/2020

**Property Type:** House (Res)

**Land Size:** 4050 sqm approx

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.