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

4 Anthlin Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,900,000		&		\$2,050,000					
Median sale pi	rice									
Median price	\$1,765,000	Pro	operty Type	Hou	ise		Suburb	Templestowe		
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	31 Leawarra Cr DONCASTER EAST 3109	\$1,938,000	14/05/2022
2	3 Catherine Av DONCASTER EAST 3109	\$1,910,000	19/05/2022
3	2 Austin PI TEMPLESTOWE 3106	\$1,838,888	07/06/2022

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:

14/06/2022 16:44



4 Anthlin Court, Templestowe Vic 3106







Property Type: House Land Size: 1013 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price March quarter 2022: \$1,765,000

Comparable Properties



31 Leawarra Cr DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,938,000 Method: Auction Sale Date: 14/05/2022 Property Type: House (Res) Land Size: 790 sqm approx



3 Catherine Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,910,000 Method: Private Sale Date: 19/05/2022 Property Type: House Land Size: 793 sqm approx



2 Austin PI TEMPLESTOWE 3106 (REI)



Agent Comments

Price: \$1,838,888 Method: Sold Before Auction Date: 07/06/2022 Property Type: House Land Size: 917 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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