

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 Beale Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	5 Rutland Av TEMPLESTOWE 3106	\$1,425,000	18/03/2021
2	9 Aumann Dr TEMPLESTOWE 3106	\$1,386,000	19/02/2021
3	24 Bali Hi Blvd TEMPLESTOWE 3106	\$1,360,000	22/02/2021

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:

11/05/2021 13:44



 4  2  2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2021: \$1,650,000

Comparable Properties



5 Rutland Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,425,000
Method: Sold Before Auction
Date: 18/03/2021
Property Type: House (Res)
Land Size: 786 sqm approx



9 Aumann Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,386,000
Method: Sold Before Auction
Date: 19/02/2021
Property Type: House (Res)
Land Size: 785 sqm approx



24 Bali Hi Blvd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,360,000
Method: Private Sale
Date: 22/02/2021
Property Type: House
Land Size: 838 sqm approx