## 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

1 Millwood Court, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,100,000		&		\$1,200,0	00		
Median sale price								
Median price	\$1,811,800	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	70 Board St DONCASTER 3108	\$1,260,000	10/12/2024
2	5 Robin Hood Ct DONCASTER EAST 3109	\$1,249,000	21/10/2024
3	10 Kelvinside Dr TEMPLESTOWE 3106	\$1,100,000	07/09/2024

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:

04/03/2025 11:28









Property Type: House Land Size: 648 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2024: \$1,811,800

# **Comparable Properties**

70 Board St DONCASTER 3108 (REI)   3 2 1   Price: \$1,260,000   Method: Sold After Auction   Date: 10/12/2024   Property Type: House   Land Size: 661 sqm approx	Agent Comments
5 Robin Hood Ct DONCASTER EAST 3109 (REI) 3 2 2 2 Price: \$1,249,000 Method: Private Sale Date: 21/10/2024 Property Type: House (Res) Land Size: 723 sqm approx	Agent Comments
10 Kelvinside Dr TEMPLESTOWE 3106 (REI/VG) 4 2 2 1 Price: \$1,100,000 Method: Private Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 653 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.