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

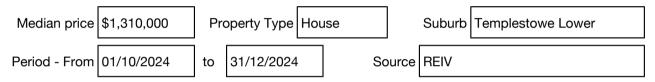
3 Potter Court, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au/underquoting
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Single price \$1,590,000

Median sale price



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	15 Kimberley Way BULLEEN 3105	\$1,550,000	16/01/2025
2	21 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,450,000	05/12/2024
3	24 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,563,500	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:

24/02/2025 12:59









Property Type: House (Res) **Land Size:** 773 sqm approx Agent Comments Indicative Selling Price \$1,590,000 Median House Price December quarter 2024: \$1,310,000

Comparable Properties



15 Kimberley Way BULLEEN 3105 (REI)



Price: \$1,550,000 Method: Sold Before Auction Date: 16/01/2025 Property Type: House Land Size: 679 sqm approx

21 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 791 sqm approx



24 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



Price: \$1,563,500 Method: Auction Sale Date: 07/09/2024 Property Type: House (Res) Land Size: 747 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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