

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

2 Bebs Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,130,000

&

\$1,240,000

Median sale price

Median price \$1,433,000

Property Type House

Suburb Templestowe

Period - From 01/10/2019

to 30/09/2020

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	1 Malei Ct TEMPLESTOWE 3106	\$1,200,000	02/06/2020
2	7 Wimbledon Ct DONCASTER EAST 3109	\$1,180,000	18/07/2020
3	68 King St DONCASTER EAST 3109	\$1,150,088	18/05/2020

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:

23/10/2020 12:00



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Indicative Selling Price

\$1,130,000 - \$1,240,000

Median House Price

Year ending September 2020: \$1,433,000



Property Type: House (Previously Occupied - Detached)

Land Size: 804 sqm approx

Agent Comments

Magnificently presented property offering 3 Living Zones on a 804m2 in a popular Court Location -Situated in the Doncaster East Secondary College ZONE and also within 5-7 minutes from Westfield, The Pines, Tunstal Square and Templestowe Village. The property is located to so many wonderful reserves and land mark Parkes in the Manningham Area.

Comparable Properties



1 Malei Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 02/06/2020

Rooms: 7

Property Type: House

Land Size: 774 sqm approx



7 Wimbledon Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Private Sale

Date: 18/07/2020

Property Type: House

Land Size: 812 sqm approx



68 King St DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,150,088

Method: Private Sale

Date: 18/05/2020

Rooms: 6

Property Type: House

Land Size: 649 sqm approx