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

9a Castlebar Way, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,811,800	Pro	operty Type	Hou	ise		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1 Haldane Ct DONCASTER EAST 3109	\$1,320,000	21/12/2024
2			
3			

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:

25/02/2025 09:06







Property Type: House **Land Size:** 357 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2024: \$1,811,800

Agent Comments

Comparable Properties



1 Haldane Ct DONCASTER EAST 3109 (REI)



Price: \$1,320,000 Method: Private Sale Date: 21/12/2024 Property Type: House Land Size: 422 sqm approx

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.

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