## 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

13 Anthlin Court, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,000				
Median sale p	rice								
Median price	\$1,810,944	Pro	operty Type	Hous	se		Suburb	Templestowe	
Period - From	01/01/2023	to	31/03/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	8 Paisley CI TEMPLESTOWE 3106	\$2,209,000	29/04/2023
2	23 Jenkins Dr TEMPLESTOWE 3106	\$1,999,000	25/03/2023
3	5 Castlewood PI TEMPLESTOWE 3106	\$1,955,000	25/03/2023

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:

02/05/2023 14:04



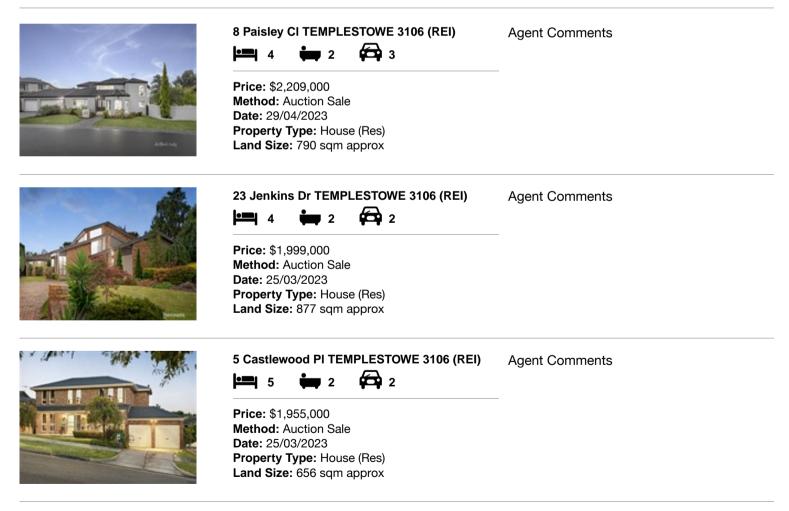






**Property Type:** House **Land Size:** 788 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2023: \$1,810,944

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



propertydata

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