

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 between

\$2,000,000

&

\$2,200,000

Median sale price

Median price

\$1,810,944

Property Type

House

Suburb

Templestowe

Period - From

01/01/2023

to

31/03/2023

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.

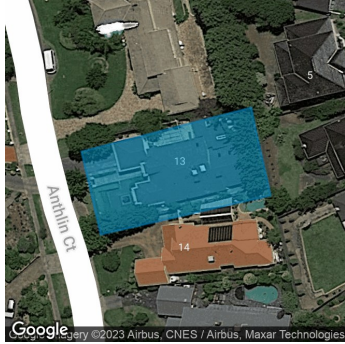
	Address of comparable property	Price	Date of sale
1	8 Paisley CI TEMPLESTOWE 3106	\$2,209,000	29/04/2023
2	23 Jenkins Dr TEMPLESTOWE 3106	\$1,999,000	25/03/2023
3	5 Castlewood PI TEMPLESTOWE 3106	\$1,955,000	25/03/2023

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



 4
  2
  2

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



8 Paisley CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4
  2
  3

Price: \$2,209,000
Method: Auction Sale
Date: 29/04/2023
Property Type: House (Res)
Land Size: 790 sqm approx



23 Jenkins Dr TEMPLESTOWE 3106 (REI)

Agent Comments

 4
  2
  2

Price: \$1,999,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 877 sqm approx



5 Castlewood PI TEMPLESTOWE 3106 (REI)

Agent Comments

 5
  2
  2

Price: \$1,955,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 656 sqm approx