## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	13 Whitehall Court, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,300,000	&	\$2,400,000
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### Median sale price

Median price	\$1,811,800	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	39 Forest Ct TEMPLESTOWE 3106	\$2,200,000	03/10/2024
2	1 Anthlin Ct TEMPLESTOWE 3106	\$2,703,500	21/09/2024
3	8 Coleridge Ct TEMPLESTOWE 3106	\$2,550,000	17/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2025 16:39
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**Property Type:** House **Land Size:** 847 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,300,000 - \$2,400,000 Median House Price December quarter 2024: \$1,811,800

# Comparable Properties



39 Forest Ct TEMPLESTOWE 3106 (REI/VG)

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**a** 2

Price: \$2,200,000

Method: Sold Before Auction

Date: 03/10/2024

**Property Type:** House (Res) **Land Size:** 792 sqm approx

**Agent Comments** 



1 Anthlin Ct TEMPLESTOWE 3106 (REI/VG)

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**3** 2

**Agent Comments** 

**Price**: \$2,703,500 **Method**: Auction Sale **Date**: 21/09/2024

**Property Type:** House (Res) **Land Size:** 810 sqm approx



8 Coleridge Ct TEMPLESTOWE 3106 (REI/VG)

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1

**:** 

2

**a** 

Price: \$2,550,000

Method: Sold Before Auction

Date: 17/07/2024

**Property Type:** House (Res) **Land Size:** 804 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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