

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

6 Forest Place, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,778,000

Median sale price

Median price

\$1,773,500

Property Type

House

Suburb

Templestowe

Period - From

01/07/2023

to

30/09/2023

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 | 5 Forest Ct TEMPLESTOWE 3106 | \$1,950,000 | 27/06/2023 |
| 2 | 4 Forest Ct TEMPLESTOWE 3106 | \$1,870,000 | 02/05/2023 |
| 3 | 42 Shakespeare Dr TEMPLESTOWE 3106 | \$1,805,000 | 18/08/2023 |

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:

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Indicative Selling Price

\$1,778,000

Median House Price

September quarter 2023: \$1,773,500



 4  2  2

Property Type: House

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



5 Forest Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,950,000

Method: Private Sale

Date: 27/06/2023

Property Type: House (Res)

Land Size: 785 sqm approx



4 Forest Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,870,000

Method: Private Sale

Date: 02/05/2023

Property Type: House



42 Shakespeare Dr TEMPLESTOWE 3106 (REI) **Agent Comments**

 4  2  2

Price: \$1,805,000

Method: Sold Before Auction

Date: 18/08/2023

Property Type: House (Res)

Land Size: 656 sqm approx