

## 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

19 Emerald Rise, Templestowe VIC 3106

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price

\$1,250,000

**Median sale price**

Median price

\$1,540,000

Property type

House

Suburb

Templestowe

Period - From

01.01.2020

to

30.03.2020

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. 2/5 Chaplin Court, Templestowe	\$1,180,000	23.11.2019
2. 20A Carlton Court, Templestowe	\$1,220,000	24.02.2020
3. 2/16-20 Oakwood Court, Templestowe	\$1,195,000	10.12.2019

**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:

04.07.2020

## Comparable properties



**\$1,180,000**

2/5 Chaplin Court, Templestowe, Victoria

**DATE:** 23.11.2019

**PROPERTY TYPE:** Townhouse



**\$1,220,000**

20A Carlton Court, Templestowe, Victoria

**DATE:** 24.02.2020

**PROPERTY TYPE:** House



**\$1,195,000**

2/16-20 Oakwood Court, Templestowe, Victoria

**DATE:** 10.12.2019

**PROPERTY TYPE:** House



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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee