

# 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

5 Castlewood Place, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,500,000

&

\$1,650,000

### Median sale price\*

Median price

Property Type

Suburb

Templestowe

Period - From

to

Source

### 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	7 Tennyson Ct TEMPLESTOWE 3106	\$1,605,000	17/12/2022
2	16 Moonbria Way TEMPLESTOWE 3106	\$1,511,000	26/11/2022
3	7 Havelock Ct DONCASTER EAST 3109	\$1,510,000	28/01/2023

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:

07/02/2023 14:22

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 657 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
 No median price available

## Comparable Properties



**7 Tennyson Ct TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,605,000  
**Method:** Auction Sale  
**Date:** 17/12/2022  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**16 Moonbria Way TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,511,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2022  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**7 Havelock Ct DONCASTER EAST 3109 (REI)**

Agent Comments



**Price:** \$1,510,000  
**Method:** Auction Sale  
**Date:** 28/01/2023  
**Property Type:** House (Res)  
**Land Size:** 807 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088