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 | | | | | |
| Range between \$1,500,000 | & | \$1,650,000 | | | |
| Median sale price* | | | | | |
| Median price | Property Type | Sub | urb Templestow | re | |
| 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 prope | erty | | 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 St | 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.

RT Edgar





Land Size: 657 sqm approx

Property Type: House (Previously Occupied - Detached)

Agent Comments

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

Comparable Properties



7 Tennyson Ct TEMPLESTOWE 3106 (REI)





Price: \$1,605,000 Method: Auction Sale Date: 17/12/2022

Property Type: House (Res) Land Size: 791 sqm approx

Agent Comments



16 Moonbria Way TEMPLESTOWE 3106

(REI/VG)





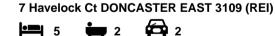
Price: \$1,511,000

Method: Sold Before Auction

Date: 26/11/2022

Property Type: House (Res) Land Size: 785 sqm approx

Agent Comments





Price: \$1,510,000

Method: Auction Sale Date: 28/01/2023 Property Type: House (Res) Land Size: 807 sqm approx

Agent Comments





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

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