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	3 Whitehall Court, 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	$1,895,000

Median sale price

Median price	$1,375,000	Property type	*House*	Suburb	Templestowe

Period - From	01.07.2019	to	30.09.2019	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. 3 Wahine Court, Templestowe	$1,839,000	12.10.2019
2. 12 Wensley Court, Templestowe	$1,685,000	13.08.2019
3. 21 Bali Hi Boulevard, Templestowe	$1,630,000	17.08.2019

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: 22.11.2019

CONSUMER AFFAIRS VICTORIA

Comparable properties

$1,839,000

3 Wahine Court, Templestowe, Victoria

DATE: 12.10.2019

PROPERTY TYPE: House

🛏 4   🚽 3
🚗 2   ▱

$1,685,000

12 Wensley Court, Templestowe, Victoria

DATE: 13.08.2019

PROPERTY TYPE: House

▱ 5   🚽 3
🚗 3   🚽

$1,630,000

21 Bali Hi Boulevard, Templestowe, Victoria

DATE: 17.08.2019

PROPERTY TYPE: House

🛏 4   🚽 2
🚽 2   ▱

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