

# 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

11 Mapledene Court, 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 \$1,190,000

&

\$1,290,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb Templestowe

Period - From 01/04/2019

to 30/06/2019

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 Meadow PI TEMPLESTOWE 3106	\$1,275,000	10/08/2019
2	10 Niland Rise TEMPLESTOWE 3106	\$1,245,000	03/08/2019
3	2 Schafter Dr DONCASTER EAST 3109	\$1,205,000	10/08/2019

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:

16/10/2019 22:23



**Property Type:** House

**Land Size:** 811 sqm approx

**Agent Comments**

## Comparable Properties



**3 Meadow PI TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 852 sqm approx



**10 Niland Rise TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$1,245,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**2 Schafer Dr DONCASTER EAST 3109 (REI)**

**Agent Comments**



**Price:** \$1,205,000

**Method:** Private Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 801 sqm approx