

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

9 Cottswold Rise, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$1,810,944

Property Type

House

Suburb

Templestowe

Period - From

01/01/2023

to

31/03/2023

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.

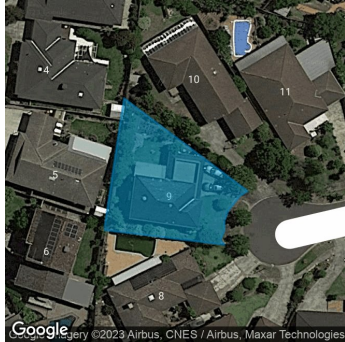
	Address of comparable property	Price	Date of sale
1	23 Westfield Dr DONCASTER 3108	\$1,735,000	12/04/2023
2	27 Hillcroft Dr TEMPLESTOWE 3106	\$1,695,000	01/04/2023
3	12 Toulon Dr TEMPLESTOWE LOWER 3107	\$1,565,000	15/04/2023

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:

17/04/2023 15:39



Property Type: House (Previously Occupied - Detached)
Land Size: 628 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 March quarter 2023: \$1,810,944

Comparable Properties



23 Westfield Dr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,735,000
Method: Sold Before Auction
Date: 12/04/2023
Property Type: House (Res)
Land Size: 863 sqm approx



27 Hillcroft Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,695,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 752 sqm approx



12 Toulon Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,565,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 802 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199