

# 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

410 Porter Street, 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,405,000

Property Type House

Suburb Templestowe

Period - From 01/10/2020

to

31/12/2020

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	26 Athenry Tce TEMPLESTOWE 3106	\$1,310,000	28/11/2020
2	8 Larkin Ct DONCASTER EAST 3109	\$1,260,000	20/01/2021
3	3 Deep Creek Dr DONCASTER EAST 3109	\$1,220,000	06/03/2021

**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:

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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

December quarter 2020: \$1,405,000



**Property Type:** House (New - Detached)

**Land Size:** 788 sqm approx

Agent Comments

## Comparable Properties



**26 Athenry Tce TEMPLESTOWE 3106 (REI/VG)** Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 835 sqm approx



**8 Larkin Ct DONCASTER EAST 3109 (REI/VG)** Agent Comments



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** House (Res)

**Land Size:** 752 sqm approx



**3 Deep Creek Dr DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 793 sqm approx