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	e cons	sumer.vic.go	ov.au	/underquot	ting			
Range betwee	\$1,200,000		&		\$1,320,000				
Median sale price									
Median price	\$1,405,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Add	dress 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:

10/03/2021 10:28



410 Porter Street, Templestowe Vic 3106







Property Type: House (New -Detached) Land Size: 788 sqm approx Agent Comments Michael Webb 03 9842 1477 0428 431 019 michaelwebb@philipwebb.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price December quarter 2020: \$1,405,000

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)



Price: \$1,220,000 Method: Auction Sale Date: 06/03/2021 Rooms: 7 Property Type: House (Res) Land Size: 793 sqm approx Agent Comments

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.