

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

6 Potter Court, Templestowe Lower VIC 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,250,000

Median sale priceMedian price

\$1,270,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

JAN 21

 to

MAR 21

 Source

REIV

Comparable property sales

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
9 Sassafras Drive, Templestowe Lower	\$1,260,000	27/02/2021
4 Pentlowe Avenue, Templestowe Lower	\$1,250,000	30/03/2021
40 Dellfield Drive, Templestowe Lower	\$1,262,000	15/05/2021

This Statement of Information was prepared on:

01/06/2021

Comparable properties



\$1,260,000

9 Sassafra Drive, Templestowe Lower Victoria

DATE: 27.02.2021

PROPERTY TYPE: House



4



2



2



654 sqm

NO IMAGE
AVAILABLE

\$1,250,000

4 Pentlowe Avenue, Templestowe Lower Victoria

DATE: 30.03.2021

PROPERTY TYPE: House



3



2



2



695 sqm



\$1,262,000

40 Dellfield Drive, Templestowe Lower Victoria

DATE: 15.05.2021

PROPERTY TYPE: House



5



3



2



701 sqm x

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21 days on market



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