

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

19 Larnaca Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,350,000

&

\$2,585,000

Median sale price

Median price \$1,657,000

Property Type House

Suburb Templestowe

Period - From 09/12/2020

to

08/12/2021

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	17 Whitehall Ct TEMPLESTOWE 3106	\$2,788,000	06/08/2021
2	41 Shakespeare Dr TEMPLESTOWE 3106	\$2,467,000	09/10/2021
3	3 Anthlin Ct TEMPLESTOWE 3106	\$2,420,000	02/10/2021

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:

09/12/2021 16:14



Property Type: House (Res)
Land Size: 1037 sqm approx
Agent Comments

Indicative Selling Price
 \$2,350,000 - \$2,585,000
Median House Price
 09/12/2020 - 08/12/2021: \$1,657,000

Comparable Properties



17 Whitehall Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$2,788,000
Method: Private Sale
Date: 06/08/2021
Property Type: House (Res)
Land Size: 791 sqm approx



41 Shakespeare Dr TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$2,467,000
Method: Auction Sale
Date: 09/10/2021
Property Type: House
Land Size: 790 sqm approx



3 Anthlin Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,420,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 1151 sqm approx

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