

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

7 Donegal Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,780,000

&

\$1,880,000

Median sale price

Median price \$1,811,800

Property Type House

Suburb Templestowe

Period - From 01/10/2024

to 31/12/2024

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	6 Oran Ct DONCASTER EAST 3109	\$1,950,000	16/11/2024
2	11 Rosco Dr TEMPLESTOWE 3106	\$1,760,000	29/10/2024
3	354 Porter St TEMPLESTOWE 3106	\$1,750,000	21/09/2024

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:

27/02/2025 15:01

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Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

December quarter 2024: \$1,811,800


Property Type: House**Land Size:** 878 sqm approx

Agent Comments

Comparable Properties

**6 Oran Ct DONCASTER EAST 3109 (REI)**

Agent Comments

Price: \$1,950,000**Method:** Auction Sale**Date:** 16/11/2024**Property Type:** House (Res)**Land Size:** 990 sqm approx**11 Rosco Dr TEMPLESTOWE 3106 (REI)**

Agent Comments

Price: \$1,760,000**Method:** Sold Before Auction**Date:** 29/10/2024**Property Type:** House (Res)**Land Size:** 898 sqm approx**354 Porter St TEMPLESTOWE 3106 (REI)**

Agent Comments

Price: \$1,750,000**Method:** Auction Sale**Date:** 21/09/2024**Property Type:** House (Res)**Land Size:** 1200 sqm approx

Account - Barry Plant | P: 03 9842 8888



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