

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

4 Glenmanor Cl, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,650,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2021

to

31/03/2021

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	33 Octantis St DONCASTER EAST 3109	\$1,659,000	03/07/2021
2	5 Larnoo Dr DONCASTER EAST 3109	\$1,650,000	26/06/2021
3	103 Landscape Dr DONCASTER EAST 3109	\$1,625,000	25/06/2021

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:

05/07/2021 10:47



5 2 2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000
Median House Price
March quarter 2021: \$1,650,000

Comparable Properties



33 Octantis St DONCASTER EAST 3109 (REI) **Agent Comments**

5 3 2

Price: \$1,659,000
Method: Auction Sale
Date: 03/07/2021
Property Type: House (Res)
Land Size: 656 sqm approx



5 Larnoo Dr DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 26/06/2021
Property Type: House (Res)
Land Size: 714 sqm approx



103 Landscape Dr DONCASTER EAST 3109 (REI) **Agent Comments**

4 2 2

Price: \$1,625,000
Method: Private Sale
Date: 25/06/2021
Property Type: House (Res)
Land Size: 696 sqm approx