

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

50A Matisse Drive Templestowe VIC 3106

Indicative selling price

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

Single Price

or range
between

\$840,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,410,000

Property type

House

Suburb

Templestowe

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

2/70 Andersons Creek Road Doncaster East VIC 3109	\$880,000	16-Apr-21
1/1 Nartanda Court Doncaster East VIC 3109	\$830,000	09-Feb-21
5/1 Taparoo Road Templestowe VIC 3106	\$829,000	06-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 10 May 2021



**2/70 Andersons Creek Road
Doncaster East VIC 3109**

 3  2  2

Sold Price

^{RS} **\$880,000**

Sold Date

16-Apr-21

Distance

1.39km



**1/1 Nartanda Court Doncaster East
VIC 3109**

 3  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

09-Feb-21

Distance

1.46km



**5/1 Taparoo Road Templestowe VIC
3106**

 3  1  1

Sold Price

^{RS} **\$829,000**

Sold Date

06-Apr-21

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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