

# 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

10 Gardenview Court, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,428,000

### Median sale price

Median price \$1,720,000

Property Type House

Suburb Templestowe

Period - From 01/04/2022

to 30/06/2022

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	254 Church Rd TEMPLESTOWE 3106	\$1,560,000	23/07/2022
2	16 Amberwood Ct TEMPLESTOWE 3106	\$1,427,500	14/09/2022
3	21 Murphy Rd DONCASTER EAST 3109	\$1,385,000	08/10/2022

**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:

10/10/2022 10:18



 4  3  2

**Property Type:** House (Res)

**Land Size:** 574 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,428,000

**Median House Price**

June quarter 2022: \$1,720,000

## Comparable Properties



**254 Church Rd TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 23/07/2022

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**16 Amberwood Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 5  3  2

**Price:** \$1,427,500

**Method:** Sold Before Auction

**Date:** 14/09/2022

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**21 Murphy Rd DONCASTER EAST 3109 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,385,000

**Method:** Auction Sale

**Date:** 08/10/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx