

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

12 Aloha Gardens, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,600,000

&

\$1,750,000

Median sale price*

Median price

\$1,630,000

Property Type

House

Suburb

Templestowe

Period - From

04/08/2021

to

04/11/2021

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 | 20 Kolor Way TEMPLESTOWE 3106 | \$1,750,000 | 09/07/2021 |
| 2 | 2 Houndwood CI DONCASTER EAST 3109 | \$1,667,000 | 16/08/2021 |
| 3 | 13 Catherine Av DONCASTER EAST 3109 | \$1,614,000 | 14/08/2021 |

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:

04/11/2021 12:34

Brenton Linmeiers

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price *

04/08/2021 - 04/11/2021: \$1,630,000

* Agent calculated median



4 2 2

Property Type: House

Land Size: 795 sqm approx

Agent Comments

Comparable Properties



20 Kolor Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 09/07/2021

Property Type: House (Res)

Land Size: 664 sqm approx



2 Houndswood CI DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,667,000

Method: Sold Before Auction

Date: 16/08/2021

Rooms: 9

Property Type: House (Res)

Land Size: 725 sqm approx



13 Catherine Av DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,614,000

Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Account - Parkes Property | P: 9840 1111 | F: 9840 1570