Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12 Aloha Gardens, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

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

Address of comparable property		1 1100	Date of Sale
1	20 Kolor Way TEMPLESTOWE 3106	\$1,750,000	09/07/2021
2	2 Houndswood 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



Date of sale



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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





Property Type: House **Land Size:** 795 sqm approx Agent Comments

Comparable Properties



20 Kolor Way TEMPLESTOWE 3106 (REI/VG)

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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)

=|4 **=**|2 **=**

Price: \$1,667,000 Method: Sold Before Auction

Date: 16/08/2021

Rooms: 9

Property Type: House (Res) **Land Size:** 725 sqm approx

Agent Comments

Agent Comments



13 Catherine Av DONCASTER EAST 3109

(REI)

Price: \$1,614,000
Method: Auction Sale

Date: 14/08/2021

Property Type: House (Res)

Agent Comments





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