

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

1 Anthlin Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,738,894 Property Type House Suburb Templestowe

Period - From 01/04/2024 to 30/06/2024 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	18 Bareena Gr DONCASTER EAST 3109	\$2,045,000	01/06/2024
2	6 Larnaca Ct TEMPLESTOWE 3106	\$2,225,000	25/05/2024
3	60 Taparoo Rd TEMPLESTOWE 3106	\$2,210,000	04/05/2024

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:

26/08/2024 15:47



 4  3  2

Property Type: House
Land Size: 810 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
June quarter 2024: \$1,738,894

Comparable Properties



18 Bareena Gr DONCASTER EAST 3109 (REI) [Agent Comments](#)

 5  2  2

Price: \$2,045,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 666 sqm approx



6 Larnaca Ct TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

 5  2  3

Price: \$2,225,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 895 sqm approx



60 Taparoo Rd TEMPLESTOWE 3106 (REI/VG) [Agent Comments](#)

 5  3  2

Price: \$2,210,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 695 sqm approx

Account - Barry Plant | P: 03 9842 8888