

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

15 Verdi Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,050,000

&

\$1,155,000

Median sale price

Median price \$1,390,000

House

X

Unit

Suburb Templestowe

Period - From 01/01/2018

to

31/12/2018

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 Leawarra Cr DONCASTER EAST 3109	\$1,110,000	20/11/2018
2	4 Oran Ct DONCASTER EAST 3109	\$1,093,000	24/12/2018
3	6 Ashcroft Av TEMPLESTOWE 3106	\$1,090,000	08/02/2019

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.

15 Verdi Court, Templestowe Vic 3106



 4  3  2

Rooms:
Property Type: House (Res)
Land Size: 846 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
Year ending December 2018: \$1,390,000

Comparable Properties



18 Leawarra Cr DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,110,000
Method: Private Sale
Date: 20/11/2018
Rooms: 5
Property Type: House
Land Size: 777 sqm approx



4 Oran Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,093,000
Method: Private Sale
Date: 24/12/2018
Rooms: -
Property Type: House
Land Size: 840 sqm approx



6 Ashcroft Av TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,090,000
Method: Private Sale
Date: 08/02/2019
Rooms: -
Property Type: House
Land Size: 655 sqm approx