

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,155,000

#### Median sale price

Median price \$1,390,000 House  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