

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

5 Noral Court, Templestowe VIC 3106

Indicative selling price

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

**SINGLE
PRICE**

\$1,125,000

Median sale price

**MEDIAN
PRICE**

\$1,680,000

HOUSE

X

SUBURB

Templestowe

**PERIOD -
FROM**

01.07.2018

TO

30.09.2018

SOURCE

REIV

Comparable property sales

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

22 Whitehall Court, Templestowe

\$1,366,000

05.10.2018

12 Hollywood Close, Templestowe

\$1,190,000

20.10.2018

7 Donegal Court, Templestowe

\$1,220,000

11.08.2018

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Comparable properties



\$1,366,000

22 Whitehall Court, Templestowe, Victoria

DATE: 05.10.2018

PROPERTY TYPE: House



4



2



2



878 sqm x



\$1,190,000

12 Hollywood Close, Templestowe, Victoria

DATE: 20.10.2018

PROPERTY TYPE: House



4



2



2



785 sqm



\$1,220,000

7 Donegal Court, Templestowe, Victoria

DATE: 11.08.2018

PROPERTY TYPE: House



4



2



2



890 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee