Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$1,950,000	&	\$2,145,000
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Median sale price

Median price \$1,776,000	Pro	operty Type	House		Suburb	Templestowe
Period - From 01/10/2023	to	30/09/2024	So	urce	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	22 Buvelot Wynd DONCASTER EAST 3109	\$1,950,000	28/10/2024
2	14 Carlton Ct TEMPLESTOWE 3106	\$1,980,000	07/10/2024
3	7 Aloha Gdns TEMPLESTOWE 3106	\$1,985,000	14/09/2024

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.

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This Statement of Information was prepared on:	09/12/2024 14:48













Property Type: Land Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,145,000 **Median House Price**

Year ending September 2024: \$1,776,000

Comparable Properties



22 Buvelot Wynd DONCASTER EAST 3109 (REI)





Price: \$1,950,000 Method: Private Sale Date: 28/10/2024 Property Type: House Land Size: 660 sqm approx **Agent Comments**



14 Carlton Ct TEMPLESTOWE 3106 (REI)





Price: \$1,980,000 Method: Auction Sale Date: 07/10/2024

Property Type: House (Res)

Agent Comments



7 Aloha Gdns TEMPLESTOWE 3106 (REI)





Price: \$1,985,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res)

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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