

## 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 8 Noral 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) (\*Delete single price or range as applicable)

Single price \$1,275,000

### Median sale price

Median price \$1,350,000 Property type House Suburb Templestowe

Period - From April 2019 to June 2019 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. 3 Meadow Place, Templestowe	\$ 1,275,000	10/08/2019
2. 11 Apple Blossom Court, Templestowe	\$ 1,338,000	26/08/2019
3. 18 Meredith Avenue, Templestowe	\$ 1,160,000	07/05/2019

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.

This Statement of Information was prepared on: 19/09/2019

## Comparable properties



**\$1,275,000**

3 Meadow Place, Templestowe, Victoria

DATE: 10/08/2019

PROPERTY TYPE: House

 4  2  
 2  852 sqm x



**\$1,338,000**

11 Apple Blossom Court, Templestowe, Victoria

DATE: 26/08/2019

PROPERTY TYPE: House

 4  2  
 2  785 sqm



**\$1,160,000**

18 Meredith Avenue, Templestowe, Victoria

DATE: 07/05/2019

PROPERTY TYPE: House

 4  2  
 2  787 sqm x

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## Our Difference



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