

# 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 Bali Hi Boulevard, 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

\$1,880,000

&

\$2,050,000

### Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

Templestowe

Period - From

23/10/2022

to

22/10/2023

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 Devlaw Dr DONCASTER EAST 3109	\$2,050,000	04/08/2023
2	13 Roper Pl DONCASTER EAST 3109	\$1,910,000	12/10/2023
3	7 Yallaroo Ct DONCASTER EAST 3109	\$1,899,000	23/09/2023

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:

23/10/2023 13:45



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,880,000 - \$2,050,000

Median House Price

23/10/2022 - 22/10/2023: \$1,700,000

## Comparable Properties



18 Devlaw Dr DONCASTER EAST 3109 (VG)

Agent Comments

4 - -

Price: \$2,050,000

Method: Sale

Date: 04/08/2023

Property Type: House (Res)

Land Size: 791 sqm approx



13 Roper Pl DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,910,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: House (Res)

Land Size: 698 sqm approx



7 Yallaroo Ct DONCASTER EAST 3109 (REI)

Agent Comments

5 3 2

Price: \$1,899,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 756 sqm approx