

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

12 Glen Court, Templestowe VIC 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price

\$1,600,000

Median sale priceMedian price

\$1,650,000

Property type

House

Suburb

Templestowe

Period - From

JAN 21

to

MAR 21

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
37 Linton Avenue, Templestowe Lower	\$1,610,000	08.03.2021
5 Peter-Budge Avenue, Templestowe	\$1,700,000	08.01.2021
19 Conifer Place, Templestowe Lower	\$1,845,000	07.05.2021

This Statement of Information was prepared on:

20/05/2021

Comparable properties



\$1,610,000

37 Linton Avenue, Templestowe Lower, Victoria

DATE: 08.03.2021

PROPERTY TYPE: House



4



2



2



643 sqm



\$1,700,000

5 Peter-Budge Avenue, Templestowe Victoria

DATE: 08.01.2021

PROPERTY TYPE: House



4



3



2



701 sqm



\$1,845,000

19 Conifer Place, Templestowe Lower Victoria

DATE: 07.05.2021

PROPERTY TYPE: House



4



3



2



665 sqm x

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Average of only
21 days on market



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marketing fees



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guarantee