## 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

4 Lignum Court, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,437,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2021	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	9 Yolande Ct TEMPLESTOWE 3106	\$1,200,000	03/08/2021
2	262 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,150,000	30/06/2021
3	16 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,120,000	03/07/2021

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:

19/11/2021 16:32









**Property Type:** House **Land Size:** 778 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2021: \$1,437,000

# **Comparable Properties**



9 Yolande Ct TEMPLESTOWE 3106 (REI/VG)



Price: \$1,200,000 Method: Private Sale Date: 03/08/2021 Property Type: House Land Size: 765 sqm approx

262 Manningham Rd TEMPLESTOWE LOWER Agent Comments 3107 (VG)

Agent Comments



Price: \$1,150,000 Method: Sale Date: 30/06/2021 Property Type: House (Res) Land Size: 572 sqm approx

16 Fyfe Dr TEMPLESTOWE LOWER 3107 (VG) Agent Comments



Price: \$1,120,000 Method: Sale Date: 03/07/2021 Property Type: House (Res) Land Size: 652 sqm approx

Account - Barry Plant | P: 03 9842 8888

propertydata



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