

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,437,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2021

to

30/09/2021

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.

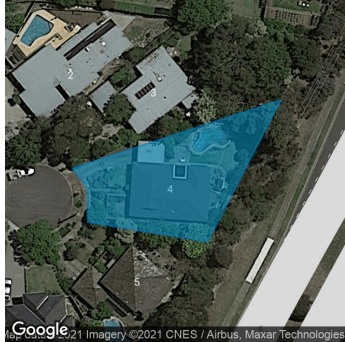
	Address of comparable property	Price	Date of sale
1	9 Yolande Ct TEMPLESTOWE 3106	\$1,200,000	03/08/2021
2	262 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,150,000	30/06/2021
3	16 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,120,000	03/07/2021

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



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**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)**

**Agent Comments**

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

**262 Manningham Rd TEMPLESTOWE LOWER 3107 (VG)**

**Agent Comments**

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**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**

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