

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 2 Tikalara Place, Templestowe, VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$3,000,000 & \$3,200,000

Median sale price

Median price \$1,746,000 Property Type House Suburb Templestowe (3106)

Period - From 06/01/2024 to 05/01/2025 Source Property Data

Comparable property sales

A These are two 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
4 SHELAGH COURT, WARRANDYTE VIC 3113	\$3,080,000	04/12/2024
6 RIVULET PLACE, WARRANDYTE VIC 3113	\$3,040,000	02/09/2024

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: 06/01/2025