

# 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

3 Roma 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 \$1,020,000

&

\$1,120,000

### Median sale price

Median price \$1,270,000

Property Type House

Suburb Templestowe Lower

Period - From 01/01/2021

to

31/03/2021

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	7 Wattle Ct TEMPLESTOWE LOWER 3107	\$1,120,000	14/11/2020
2	18 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,100,000	01/12/2020
3	10 Galli Ct TEMPLESTOWE LOWER 3107	\$1,050,000	10/12/2020

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:

07/05/2021 16:27



**Property Type:** House  
**Land Size:** 656 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,020,000 - \$1,120,000  
**Median House Price**  
 March quarter 2021: \$1,270,000

## Comparable Properties



**7 Wattle Ct TEMPLESTOWE LOWER 3107**  
 (REI/VG)

**Agent Comments**



**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 14/11/2020  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**18 Olympus Dr TEMPLESTOWE LOWER 3107**  
 (REI/VG)

**Agent Comments**



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 01/12/2020  
**Property Type:** House  
**Land Size:** 654 sqm approx



**10 Galli Ct TEMPLESTOWE LOWER 3107**  
 (REI/VG)

**Agent Comments**



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 10/12/2020  
**Property Type:** House  
**Land Size:** 682 sqm approx