

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 Mason Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,165,750

Property Type House

Suburb Templestowe Lower

Period - From 01/10/2020

to 31/12/2020

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	5 Somerville St DONCASTER 3108	\$1,150,000	04/12/2020
2	358 George St TEMPLESTOWE LOWER 3107	\$1,079,000	15/12/2020
3			

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:

02/03/2021 17:33



Property Type: House

Land Size: 783 sqm approx

Agent Comments

Comparable Properties



5 Somerville St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 04/12/2020

Property Type: House (Res)

Land Size: 769 sqm approx



358 George St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,079,000

Method: Private Sale

Date: 15/12/2020

Property Type: House

Land Size: 710 sqm approx

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.