

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 Cottonwood Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$3,500,000

&

\$3,700,000

Median sale price

Median price \$1,810,944

Property Type House

Suburb Templestowe

Period - From 01/01/2023

to

31/03/2023

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	38 Obriens La TEMPLESTOWE 3106	\$4,030,000	10/06/2023
2	15 County Tce TEMPLESTOWE 3106	\$3,850,000	20/05/2023
3	9 Glendenning Rise TEMPLESTOWE 3106	\$3,620,000	27/03/2023

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:

13/06/2023 16:50



Property Type: House

Land Size: 4008 sqm approx

Agent Comments

Comparable Properties



38 Obriens La TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$4,030,000

Method: Auction Sale

Date: 10/06/2023

Property Type: House (Res)

Land Size: 4833 sqm approx



15 County Tce TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$3,850,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 4092 sqm approx



9 Glendenning Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$3,620,000

Method: Private Sale

Date: 27/03/2023

Property Type: House

Land Size: 4002 sqm approx