#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	4 Cottonwood Court, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$3,500,000	&	\$3,700,000
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#### Median sale price

Median price	\$1,810,944	Pro	perty 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

	aress of comparable property	1 1100	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

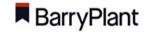
#### OR

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



Date of sale



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

**Indicative Selling Price** \$3,500,000 - \$3,700,000 **Median House Price** 

March quarter 2023: \$1,810,944

3,50,0

Property Type: House Land Size: 4008 sqm approx

**Agent Comments** 

## Comparable Properties



38 Obriens La TEMPLESTOWE 3106 (REI)





Price: \$4,030,000

Method: Auction Sale Date: 10/06/2023

Property Type: House (Res) Land Size: 4833 sqm approx **Agent Comments** 



15 County Tce TEMPLESTOWE 3106 (REI)





Price: \$3,850,000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 4092 sqm approx Agent Comments



9 Glendenning Rise TEMPLESTOWE 3106

(REI/VG)







Price: \$3,620,000 Method: Private Sale Date: 27/03/2023 Property Type: House Land Size: 4002 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



