## 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

16 Amberwood Court, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,390,000		&		\$1,480,000				
Median sale price									
Median price	\$1,700,000	Pro	Property Type		House		Suburb	Templestowe	
Period - From	01/07/2021	to	30/06/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12 Towong Ct DONCASTER EAST 3109	\$1,428,000	30/07/2022
2	6 Diosma Ct DONCASTER 3108	\$1,390,000	19/08/2022
3			

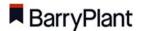
OR

**B**<sup>\*</sup> 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:

06/09/2022 19:42









Property Type: House Land Size: 672 sqm approx Agent Comments Indicative Selling Price \$1,390,000 - \$1,480,000 Median House Price Year ending June 2022: \$1,700,000

# **Comparable Properties**

12 Towong Ct DONCASTER EAST 3109 (REI) 4 1 2 Price: \$1,428,000 Method: Auction Sale Date: 30/07/2022 Rooms: 7 Property Type: House (Res) Land Size: 638 sqm approx	Agent Comments
6 Diosma Ct DONCASTER 3108 (REI) 4 2 2 2 Price: \$1,390,000 Method: Private Sale Date: 19/08/2022 Property Type: House Land Size: 786 sqm approx	Agent Comments

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.

#### Account - Barry Plant | P: 03 9842 8888

propertydata



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