

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 between \$1,390,000

&

\$1,480,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Templestowe

Period - From 01/07/2021

to

30/06/2022

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	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* 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



 5  3  2

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) **Agent Comments**

 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



6 Diosma Ct DONCASTER 3108 (REI) **Agent Comments**

 4  2  2

Price: \$1,390,000
Method: Private Sale
Date: 19/08/2022
Property Type: House
Land Size: 786 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.

Account - Barry Plant | P: 03 9842 8888