

# 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

8 Totara Court, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,437,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/07/2021

to

30/09/2021

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	18 Ardgowar Ct TEMPLESTOWE LOWER 3107	\$1,350,000	07/10/2021
2	38 Ashford St TEMPLESTOWE LOWER 3107	\$1,300,000	02/12/2021
3	48 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,250,000	20/11/2021

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:

22/12/2021 12:01



**Property Type:** House

**Land Size:** 691 sqm approx

Agent Comments

## Comparable Properties



**18 Ardgowrie Ct TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 07/10/2021

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**38 Ashford St TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 02/12/2021

**Property Type:** House (Res)

**Land Size:** 690 sqm approx



**48 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** House (Res)

**Land Size:** 643 sqm approx