

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

6 Ranleigh Rise, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,090,000

Property Type House

Suburb Templestowe Lower

Period - From 01/04/2020

to 30/06/2020

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	6 Idinia Ct DONCASTER 3108	\$1,275,000	10/07/2020
2	4 Ranleigh Rise TEMPLESTOWE LOWER 3107	\$1,205,000	27/06/2020
3	20 Winters Way DONCASTER 3108	\$1,150,000	17/07/2020

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:

23/07/2020 17:19



5 3 2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

June quarter 2020: \$1,090,000

Comparable Properties



6 Idinia Ct DONCASTER 3108 (REI)

Agent Comments

4 2 2

Price: \$1,275,000

Method: Private Sale

Date: 10/07/2020

Rooms: 6

Property Type: House (Res)

Land Size: 843 sqm approx



4 Ranleigh Rise TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,205,000

Method: Auction Sale

Date: 27/06/2020

Rooms: 7

Property Type: House (Res)

Land Size: 650 sqm approx



20 Winters Way DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,150,000

Method: Private Sale

Date: 17/07/2020

Property Type: House

Land Size: 739 sqm approx