

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

5 Noorilim Close, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,890,000

Median sale price

Median price

\$1,625,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2024

to

31/03/2024

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	253 Serpells Rd TEMPLESTOWE 3106	\$2,100,000	08/05/2024
2	28 Ballamore Cr DONCASTER 3108	\$1,860,888	25/05/2024
3	38 Hillcroft Dr TEMPLESTOWE 3106	\$1,625,000	02/03/2024

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:

25/06/2024 10:48



 4  4  2

Property Type: House (Res)

Land Size: 722 sqm approx

Agent Comments

Indicative Selling Price

\$1,890,000

Median House Price

March quarter 2024: \$1,625,000

Comparable Properties



253 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$2,100,000

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 789 sqm approx



28 Ballamore Cr DONCASTER 3108 (REI)

Agent Comments

 5  2  3

Price: \$1,860,888

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 665 sqm approx



38 Hillcroft Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,625,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 673 sqm approx