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

3 Carlton Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,500,000		&		\$1,650,000					
Median sale p	rice									
Median price	\$1,700,000	Pro	operty Type	Hou	se		Suburb	Templestowe		
Period - From	07/12/2021	to	06/12/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	26 Oliver Rd TEMPLESTOWE 3106	\$1,635,000	11/07/2022
2	7 Niland Rise TEMPLESTOWE 3106	\$1,450,000	06/07/2022
3	11 Emerald Rise TEMPLESTOWE 3106	\$1,420,000	19/11/2022

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:

07/12/2022 11:18









Property Type: House Land Size: 688 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price 07/12/2021 - 06/12/2022: \$1,700,000

Comparable Properties



26 Oliver Rd TEMPLESTOWE 3106 (VG)



Price: \$1,635,000 Method: Sale Date: 11/07/2022 Property Type: House (Res) Land Size: 393 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$1,450,000

7 Niland Rise TEMPLESTOWE 3106 (REI)



ASL

11 Emerald Rise TEMPLESTOWE 3106 (REI)



Price: \$1,420,000 Method: Auction Sale Date: 19/11/2022 Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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