

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 between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb Templestowe

Period - From 07/12/2021

to

06/12/2022

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	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



 4  2  2

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)

Agent Comments

 4  -  -

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



7 Niland Rise TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,450,000
Method: Private Sale
Date: 06/07/2022
Property Type: House (Res)
Land Size: 819 sqm approx



11 Emerald Rise TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

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