

# 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

13 Glen Court, Templestowe Vic 3106

### Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

### Median sale price\*

Median price

\$1,630,000

Property Type

House

Suburb

Templestowe

Period - From

11/05/2021

to

11/11/2021

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	2 Glen Ct TEMPLESTOWE 3106	\$1,650,000	15/07/2021
2	12 Glen Ct TEMPLESTOWE 3106	\$1,565,000	02/06/2021
3	278 Church Rd TEMPLESTOWE 3106	\$1,510,000	17/07/2021

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:

11/11/2021 15:22

Lorenzo Centofanti

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price \***

11/05/2021 - 11/11/2021: \$1,630,000

\* Agent calculated median



5 3 2

**Property Type:** Land

**Land Size:** 831 sqm approx

**Agent Comments**

## Comparable Properties



**2 Glen Ct TEMPLESTOWE 3106 (REI/VG)**

6 4 2

**Agent Comments**

Larger block & home

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 15/07/2021

**Property Type:** House

**Land Size:** 865 sqm approx



**12 Glen Ct TEMPLESTOWE 3106 (REI/VG)**

5 3 4

**Agent Comments**

**Price:** \$1,565,000

**Method:** Private Sale

**Date:** 02/06/2021

**Property Type:** House

**Land Size:** 901 sqm approx



**278 Church Rd TEMPLESTOWE 3106 (REI/VG)** **Agent Comments**

5 3 -

**Price:** \$1,510,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 656.15 sqm approx

**Account - Parkes Property** | P: 9840 1111 | F: 9840 1570