

## 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 Lalani Terrace, Templestowe

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,850,000

**Median sale price**Median price 

\$1,777,000

Property type 

House

Suburb 

Templestowe

Period - From 

Jan 2024

to

March 2024

Source 

REIV

**Comparable property sales**

**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.

Address of comparable property	Price	Date of sale
1. 10 Shelley Court, Templestowe	\$ 1,875,000	19/11/2023
2. 1 Bray Court, Templestowe	\$ 1,980,000	20/03/2024
3. 3 Pepper Court, Templestowe	\$ 1,800,000	20/05/2024

This Statement of Information was prepared on: 

1/08/2024

## Comparable properties



**\$ 1,875,000**

10 Shelley Court, Templestowe, Victoria

DATE: 19/11/2023

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 796 sqm



**\$ 1,980,000**

1 Bray Court, templestowe, Victoria

DATE: 20/04/2024

PROPERTY TYPE: HOUSE

 5   
  2  
 3   
 791 sqm





**\$ 1,800,000**

3 Pepper Court, Templestowe, Victoria

DATE: 20/05/2024

PROPERTY TYPE: HOUSE

 4   
  2  
 2   
 948 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee