

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 Louisa Place, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,651,000 Property Type House Suburb Templestowe

Period - From 01/04/2021 to 30/06/2021 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	51 Smiths Rd TEMPLESTOWE 3106	\$1,480,000	13/03/2021
2	12 Peter Budge Av TEMPLESTOWE 3106	\$1,455,000	22/05/2021
3	2 Azure Ct TEMPLESTOWE 3106	\$1,420,000	07/07/2021

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:

18/08/2021 14:05



 5  2  2

Property Type: House
Land Size: 872 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000 - \$1,480,000
Median House Price
June quarter 2021: \$1,651,000

Comparable Properties



51 Smiths Rd TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,480,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 798 sqm approx



12 Peter Budge Av TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,455,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 737 sqm approx



2 Azure Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,420,000
Method: Private Sale
Date: 07/07/2021
Property Type: House
Land Size: 806 sqm approx