## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,380,000		&		\$1,480,000			
Median sale p	rice							
Median price	\$1,651,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/04/2021	to	30/06/2021		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.

Ade	dress 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





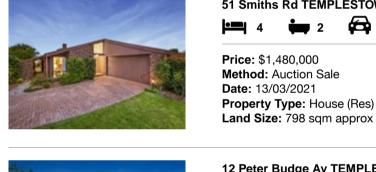




Property Type: House Land Size: 872 sqm approx Agent Comments

**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) 2 2

Agent Comments



12 Peter Budge Av TEMPLESTOWE 3106 (REI/VG)

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

Agent Comments

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

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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