

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 Little Valley Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,511,000 Property Type House Suburb Templestowe

Period - From 01/10/2022 to 31/12/2022 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 | 4 Miriam Ct TEMPLESTOWE 3106 | \$2,410,000 | 23/03/2023 |
| 2 | 196-198 Serpells Rd TEMPLESTOWE 3106 | \$2,150,000 | 29/11/2022 |
| 3 | | | |

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: 05/04/2023 16:51



6 4 4

Property Type: House
Land Size: 4220 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 December quarter 2022: \$1,511,000

Comparable Properties



4 Miriam Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 3

Price: \$2,410,000
Method: Private Sale
Date: 23/03/2023
Property Type: House (Res)
Land Size: 4288 sqm approx



196-198 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$2,150,000
Method: Private Sale
Date: 29/11/2022
Property Type: House
Land Size: 3886 sqm approx

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.