

## 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

2 Azure 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) (\*Delete single price or range as applicable)Single price 

\$1,420,000

**Median sale price**Median price 

\$1,650,000

Property type 

House

Suburb 

Templestowe

Period - From 

JAN 21

to

MAR 21

Source 

REIV

**Comparable property sales**

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
317 Porter Street, Templestowe	\$1,320,000	18/03/2021
12A Oliver Road, Templestowe	\$1,335,000	05/02/2021
392 Porter Street, Templestowe	\$1,355,000	04/06/2021

This Statement of Information was prepared on: 

17/06/2021

## Comparable properties



**\$1,320,000**

317 Porter Street, Templestowe Victoria

DATE: 18/03/2021

PROPERTY TYPE: House

 4     2  
 1     772 sqm



**\$1,335,000**

12A Oliver Road, Templestowe, Victoria

DATE: 05/02/2021

PROPERTY TYPE: House

      
     917sqm




**\$1,355,000**

392 Porter Street, Templestowe Victoria

DATE: 04/06/2021

PROPERTY TYPE: House

 3     3  
     790 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee