

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

2/6 Randolph Court, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$1,200,000

Property Type

Unit

Suburb

Templestowe Lower

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 | 1/94 Rose Av TEMPLESTOWE LOWER 3107 | \$1,055,000 | 25/01/2023 |
| 2 | 1/20 Madeleine St DONCASTER 3108 | \$881,000 | 03/12/2022 |
| 3 | 1/19 James St TEMPLESTOWE LOWER 3107 | \$820,000 | 13/01/2023 |

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:

08/02/2023 15:45



Rooms: 5

Property Type: Flat

Land Size: 363.223 sqm approx

Agent Comments

Comparable Properties



1/94 Rose Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 25/01/2023

Property Type: Townhouse (Single)



1/20 Madeleine St DONCASTER 3108 (REI)

Agent Comments



Price: \$881,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Unit

Land Size: 475 sqm approx



1/19 James St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 13/01/2023

Property Type: Unit