

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

10 Veda Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,630,000

Property Type House

Suburb Templestowe

Period - From 01/07/2021

to

30/09/2021

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	2 Anthlin Ct TEMPLESTOWE 3106	\$1,848,000	10/08/2021
2	20 Bali Hi Blvd TEMPLESTOWE 3106	\$1,815,000	10/10/2021
3	20 Kolor Way TEMPLESTOWE 3106	\$1,750,000	09/07/2021

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:

03/11/2021 19:10



4 3 3

Property Type: House (Res)

Land Size: 645 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

September quarter 2021: \$1,630,000

Comparable Properties



2 Anthlin Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 2

Price: \$1,848,000

Method: Sold Before Auction

Date: 10/08/2021

Property Type: House (Res)

Land Size: 787 sqm approx



20 Bali Hi Blvd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,815,000

Method: Sold Before Auction

Date: 10/10/2021

Property Type: House (Res)

Land Size: 786 sqm approx



20 Kolor Way TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 09/07/2021

Property Type: House (Res)

Land Size: 664 sqm approx

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