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 The Ridge, Templestowe Vic 3106	
---	--

Indicative selling price

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

Range between \$1,800,000	&	\$1,900,000
---------------------------	---	-------------

Median sale price

Median price	\$1,811,800	Pro	perty Type	louse		Suburb	Templestowe
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	4 Speers Ct WARRANDYTE 3113	\$2,020,000	16/10/2024
2	1 Lomic Ct TEMPLESTOWE 3106	\$2,008,000	16/10/2024
3	354 Porter St TEMPLESTOWE 3106	\$1,750,000	21/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/02/2025 09:15













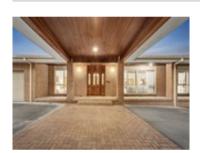
Property Type: House **Land Size:** 1963 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price

December quarter 2024: \$1,811,800

Comparable Properties



4 Speers Ct WARRANDYTE 3113 (REI/VG)

•=

5

—

3 2

Agent Comments

Price: \$2,020,000 Method: Private Sale Date: 16/10/2024 Property Type: House

Land Size: 4860 sqm approx

1 Lomic Ct TEMPLESTOWE 3106 (REI)

•=

5





- 3

Agent Comments

Price: \$2,008,000 **Method:** Private Sale **Date:** 16/10/2024

Property Type: House (Res) Land Size: 5404 sqm approx



354 Porter St TEMPLESTOWE 3106 (REI/VG)

•=

1



F

4

Agent Comments

Price: \$1,750,000 **Method:** Auction Sale **Date:** 21/09/2024

Property Type: House (Res) Land Size: 1200 sqm approx

Account - Barry Plant | P: 03 9842 8888



