

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

3/16 Larnaca Court, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,520,000

Median sale price

Median price

\$892,500

Property Type

Townhouse

Suburb

Templestowe

Period - From

03/07/2020

to

02/07/2021

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	1 Wynnewood Ct TEMPLESTOWE 3106	\$1,550,000	19/06/2021
2	5a Lawanna Dr TEMPLESTOWE 3106	\$1,520,000	13/05/2021
3	5 Mont Cl DONCASTER EAST 3109	\$1,485,000	08/04/2021

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:

03/07/2021 16:14



 4  2  3

Property Type: Townhouse
(Single)

Land Size: 422 sqm approx

Agent Comments

Indicative Selling Price

\$1,520,000

Median Townhouse Price

03/07/2020 - 02/07/2021: \$892,500

Comparable Properties



1 Wynnewood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,550,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 434 sqm approx



5a Lawanna Dr TEMPLESTOWE 3106 (VG)

Agent Comments

 4  -  -

Price: \$1,520,000

Method: Sale

Date: 13/05/2021

Property Type: House (Res)

Land Size: 404 sqm approx



5 Mont Cl DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,485,000

Method: Sold Before Auction

Date: 08/04/2021

Property Type: House (Res)

Land Size: 316 sqm approx