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	3/16 Larnaca Court, Templestowe Vic 3106
Including suburb and	
postcode	

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	Pro	perty Type	Towi	nhouse		Suburb	Templestowe
Period - From	03/07/2020	to	02/07/2021		Sc	ource	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	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 CI DONCASTER EAST 3109	\$1,485,000	08/04/2021

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:	03/07/2021 16:14
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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)





Price: \$1,550,000 Method: Auction Sale Date: 19/06/2021

Property Type: House (Res) Land Size: 434 sqm approx

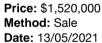
5a Lawanna Dr TEMPLESTOWE 3106 (VG)





Agent Comments

Agent Comments



Property Type: House (Res) Land Size: 404 sqm approx

5 Mont CI DONCASTER EAST 3109 (REI/VG)



Agent Comments







Price: \$1,485,000

Method: Sold Before Auction

Date: 08/04/2021

Property Type: House (Res) Land Size: 316 sqm approx

Account - Philip Webb



