

# 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 Tikalara Place, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,980,000

&

\$3,250,000

### Median sale price

Median price \$1,750,000

Property Type House

Suburb Templestowe

Period - From 01/07/2024

to

30/09/2024

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	Price	Date of sale
1	6 Rivulet PI WARRANDYTE 3113	\$3,040,000	02/09/2024
2	7 Concord Rise TEMPLESTOWE 3106	\$2,750,000	17/06/2024
3	6 Swansfield Ct WARRANDYTE 3113	\$3,100,000	22/03/2024

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:

07/11/2024 11:30



5 3 2

Property Type: House (Res)  
Land Size: 1303 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,980,000 - \$3,250,000  
Median House Price  
September quarter 2024: \$1,750,000

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.

## Comparable Properties



6 Rivulet PI WARRANDYTE 3113 (REI)

Agent Comments

4 3 3

Price: \$3,040,000  
Method: Private Sale  
Date: 02/09/2024  
Property Type: House (Res)  
Land Size: 5430 sqm approx



7 Concord Rise TEMPLESTOWE 3106 (REI/VG) Agent Comments

6 4 3

Price: \$2,750,000  
Method: Private Sale  
Date: 17/06/2024  
Property Type: House (Res)  
Land Size: 4004 sqm approx



6 Swansfield Ct WARRANDYTE 3113 (REI/VG) Agent Comments

5 5 4

Price: \$3,100,000  
Method: Sold Before Auction  
Date: 22/03/2024  
Property Type: House  
Land Size: 4029 sqm approx

Account - Barry Plant | P: 03 9842 8888