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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,980,000		&		\$3,250,000			
Median sale p	rice							
Median price	\$1,750,000	Pro	operty Type	Hou	ise		Suburb	Templestowe
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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





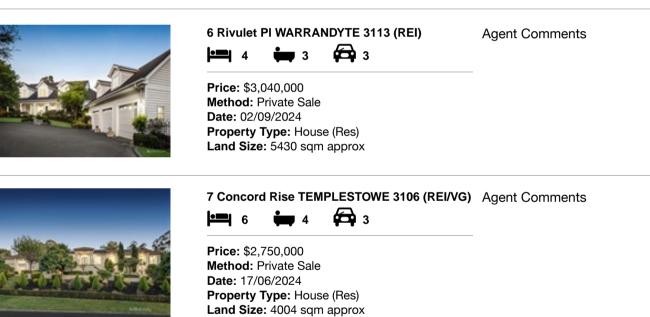




Property Type: House (Res) **Land Size:** 1303 sqm approx Agent Comments Indicative Selling Price \$2,980,000 - \$3,250,000 Median House Price September quarter 2024: \$1,750,000

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 Swansfield Ct WARRANDYTE 3113 (REI/VG) Agent Comments



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



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