Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

		Section 47 AF 0	i ille Estate Aç	Jenis Act 1900
Property offered for sale				
Address Including suburb and postcode 4 Conco	4 Concord Rise, Templestowe Vic 3106			
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$2,850,000	&	\$3,135,000		
Median sale price*				
Median price	Property Type	Sub	urb Templestow	/e
Period - From	to	Source		
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 5 Swansfield Ct WARRANDYTE 3113			\$3,000,000	21/01/2022
2 10 Mirabella Ct WARRANDYTE 3113			\$2,900,000	07/03/2022
3 303-305 Tindals Rd WARRANDYTE 3113			\$2,850,000	17/02/2022
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: 04/07/2022 09:59				
* When this Statement of Information was prepared, publicly available information providing median sale				



prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

RT Edgar









Property Type: House Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price \$2,850,000 - \$3,135,000 No median price available

Comparable Properties



5 Swansfield Ct WARRANDYTE 3113 (VG)





Price: \$3,000,000 Method: Sale Date: 21/01/2022

Property Type: House (Res) Land Size: 3807 sqm approx **Agent Comments**



10 Mirabella Ct WARRANDYTE 3113 (REI)







Price: \$2,900,000 Method: Private Sale Date: 07/03/2022 Property Type: House Land Size: 4000 sqm approx Agent Comments

Agent Comments



303-305 Tindals Rd WARRANDYTE 3113 (REI)

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Price: \$2,850,000 Method: Private Sale Date: 17/02/2022

Property Type: House (Res) Land Size: 3921 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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