

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

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

Suburb

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.



5 3 5

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)

Agent Comments

6 - -

Price: \$3,000,000
Method: Sale
Date: 21/01/2022
Property Type: House (Res)
Land Size: 3807 sqm approx



10 Mirabella Ct WARRANDYTE 3113 (REI)

Agent Comments

4 3 4

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



303-305 Tindals Rd WARRANDYTE 3113 (REI)

Agent Comments

5 4 6

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