

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

7 Kingburn Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,425,000

Property Type House

Suburb Templestowe

Period - From 01/01/2020

to 31/12/2020

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	8 Wenke Ct DONCASTER EAST 3109	\$1,680,000	28/11/2020
2	8 Lalani Tce TEMPLESTOWE 3106	\$1,650,000	12/02/2021
3	3 Ireland Av DONCASTER EAST 3109	\$1,650,000	09/02/2021

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:

17/02/2021 17:50



Property Type: House (Previously Occupied - Detached)
Land Size: 684 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,580,000 - \$1,680,000
Median House Price
 Year ending December 2020: \$1,425,000

Comparable Properties



8 Wenke Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,680,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 783 sqm approx



8 Lalani Tce TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,650,000
Method: Sold Before Auction
Date: 12/02/2021
Property Type: House
Land Size: 939 sqm approx



3 Ireland Av DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 09/02/2021
Property Type: House