

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	6 Kingburn Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,595,000

Median sale price

Median price	\$1,526,944	Hou	ise X	Unit		Sub	urb Templestowe
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

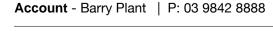
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	6 Annan PI TEMPLESTOWE 3106	\$1,525,000	25/06/2017
2	7 Kent Ct DONCASTER EAST 3109	\$1,500,000	03/06/2017
3	8 Bindi CI TEMPLESTOWE 3106	\$1,475,000	13/05/2017

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.







Generated: 03/10/2017 13:41











Rooms:

Property Type: House Land Size: 941 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,595,000 **Median House Price** June quarter 2017: \$1,526,944

Comparable Properties



6 Annan PI TEMPLESTOWE 3106 (REI)





Price: \$1,525,000

Method: Sold After Auction

Date: 25/06/2017

Rooms: 7

Property Type: House (Res) Land Size: 883 sqm approx

Agent Comments









Price: \$1,500,000 Method: Private Sale Date: 03/06/2017 Rooms: 12

Property Type: House Land Size: 916 sqm approx Agent Comments



8 Bindi CI TEMPLESTOWE 3106 (REI/VG)





Price: \$1,475,000 Method: Auction Sale Date: 13/05/2017 Rooms: 11

Property Type: House (Res) Land Size: 903 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





Generated: 03/10/2017 13:41