

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 Bramber Court, Templestowe Lower 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$1,590,000

Median sale priceMedian price

\$1,405,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

OCT 20

 to

DEC 20

 Source

REIV

Comparable property sales

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
3 Ennersdale Court, Templestowe VIC 3106	\$1,555,000	20/02/2021
4 Kell Place, Templestowe VIC 3106	\$1,640,000	27/02/2021
8 Lalani Terrace, Templestowe VIC 3106	\$1,650,000	09/02/2021

This Statement of Information was prepared on:

04/03/2021

Comparable properties



\$1,555,000

3 Ennersdale Crt, Templestowe, Victoria

DATE: 20.02.2021

PROPERTY TYPE: House

 4  2
 2  1,058 sqm



\$1,640,000

4 Kell Place, Templestowe, Victoria

DATE: 27.02.2021

PROPERTY TYPE: House

 4  3
 2  979 sqm







\$1,650,000

8 Lalani Terrace, Victoria

DATE: 09.02.2021

PROPERTY TYPE: House

 4  2
 4  944 sqm x

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21 days on market



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