## 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

1 Antigone Court, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,261,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,250,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,350,000	17/09/2021
2	2 Mason Ct TEMPLESTOWE LOWER 3107	\$1,315,000	27/03/2021
3	6 Susan Ct TEMPLESTOWE LOWER 3107	\$1,261,000	16/07/2021

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:

27/09/2021 14:11



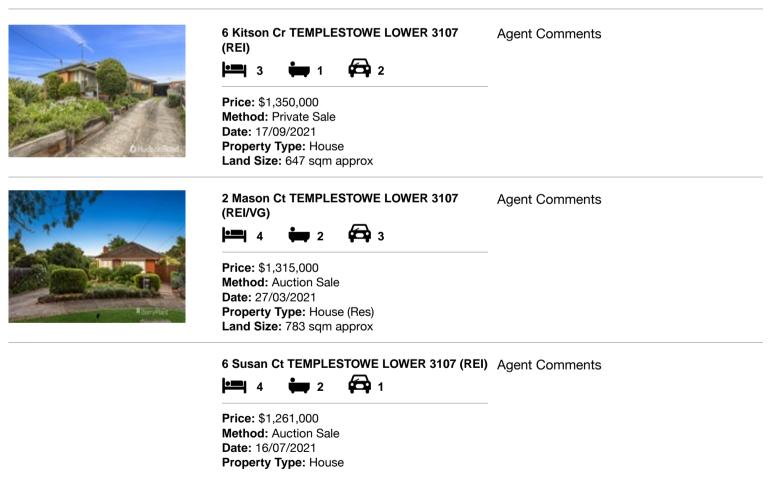






Rooms: 5 Property Type: House Land Size: 781 sqm approx Agent Comments Indicative Selling Price \$1,261,000 - \$1,350,000 Median House Price Year ending June 2021: \$1,250,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888

propertydata



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