Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	19 Ardgower Court, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$1,360,0)00 Pr	operty Type	House	:	Suburb	Templestowe Lower
Period - From 01/10/20	023 to	31/12/2023	So	ource	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

1	20 Kelvinside Dr TEMPLESTOWE 3106	\$1,315,000	14/10/2023
2	11 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,250,000	14/10/2023
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

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:	29/01/2024 20:06



Date of sale











Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000

Median House Price

December quarter 2023: \$1,360,000

Comparable Properties



20 Kelvinside Dr TEMPLESTOWE 3106 (REI/VG)





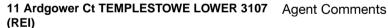


Price: \$1,315,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 756 sqm approx

Agent Comments

Agent Comments













Price: \$1,250,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 654 sqm approx













Method: Sold Before Auction

Date: 31/10/2023 Rooms: 6

Property Type: House Land Size: 857 sqm approx

Account - Barry Plant | P: 03 9842 8888





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