

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

19 Ardgowder Court, Templestowe Lower Vic 3107

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

\$1,360,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2023

to

31/12/2023

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	20 Kelvinside Dr TEMPLESTOWE 3106	\$1,315,000	14/10/2023
2	11 Ardgowder 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



 5  3  2

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)

Agent Comments

 4  3  2

Price: \$1,315,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 756 sqm approx



11 Ardgowder Ct TEMPLESTOWE LOWER 3107
(REI)

Agent Comments

 4  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 654 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  1  2

Price: \$1,125,000

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