

# 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

11 Clontarf Crescent, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,300,000

&

\$1,350,000

### Median sale price

Median price

\$1,288,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2022

to

31/12/2022

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	4 Raintree Rd TEMPLESTOWE 3106	\$1,440,000	03/12/2022
2	2 Mayo Cl TEMPLESTOWE 3106	\$1,410,000	10/12/2022
3	4 Paltarra Ct DONCASTER EAST 3109	\$1,255,000	26/11/2022

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:

07/03/2023 10:26



 4  2  2

**Property Type:** House  
**Land Size:** 786 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,350,000  
**Median House Price**  
December quarter 2022: \$1,288,000

## Comparable Properties



**4 Raintree Rd TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,440,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** House (Res)  
**Land Size:** 789 sqm approx



**2 Mayo CI TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,410,000  
**Method:** Auction Sale  
**Date:** 10/12/2022  
**Property Type:** House (Res)  
**Land Size:** 818 sqm approx



**4 Paltarra Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,255,000  
**Method:** Auction Sale  
**Date:** 26/11/2022  
**Property Type:** House (Res)  
**Land Size:** 809 sqm approx