Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Address	10 Verdi Court, Templestowe Vic 3106
Including suburb and	

Address	10 Verdi Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,190,000	&	\$1,290,000
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Median sale price

Median price	\$1,702,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	13/08/2022	to	12/08/2023		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 sixmonths 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	3 Tidcombe Cr DONCASTER EAST 3109	\$1,250,000	05/05/2023
2			
3			

OR

В* 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:	13/08/2023 17:37



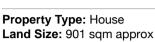


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Indicative Selling Price \$1,190,000 - \$1,290,000 **Median House Price**

13/08/2022 - 12/08/2023: \$1,702,000





Agent Comments

Comparable Properties



3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)

Price: \$1,250,000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 890 sqm approx **Agent Comments**

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.

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