

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

7 Tramore Close, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,430,000

Median sale price

Median price

\$1,738,894

Property Type

House

Suburb

Templestowe

Period - From

01/04/2024

to

30/06/2024

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 | 3a Hollywood CI TEMPLESTOWE 3106 | \$1,445,000 | 24/08/2024 |
| 2 | 10 Edmonton PI DONCASTER EAST 3109 | \$1,350,000 | 05/07/2024 |
| 3 | 2 Raintree Rd TEMPLESTOWE 3106 | \$1,485,000 | 22/06/2024 |

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:

10/09/2024 16:38



 4
  2
  4

Property Type: House
Land Size: 798 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,430,000
Median House Price
 June quarter 2024: \$1,738,894

Comparable Properties



3a Hollywood CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4
  2
  2

Price: \$1,445,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 786 sqm approx



10 Edmonton PI DONCASTER EAST 3109 (REI)

Agent Comments

 4
  2
  2

Price: \$1,350,000
Method: Private Sale
Date: 05/07/2024
Property Type: House (Res)
Land Size: 781 sqm approx



2 Raintree Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4
  2
  2

Price: \$1,485,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 787 sqm approx

Account - Barry Plant | P: 03 9842 8888