

# 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

8/7 Bebs Court, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,015,000

Property Type Unit

Suburb Templestowe

Period - From 01/07/2022

to

30/09/2022

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	8 Rubens PI TEMPLESTOWE 3106	\$1,260,000	16/07/2022
2	1 Savernake Ct DONCASTER EAST 3109	\$1,205,000	06/06/2022
3	4/16-20 Oakwood Ct TEMPLESTOWE 3106	\$1,180,000	04/06/2022

**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:

25/10/2022 15:41



 3   
  2   
  2

**Property Type:** Unit  
**Land Size:** 346 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median Unit Price**  
 September quarter 2022: \$1,015,000

## Comparable Properties



**8 Rubens PI TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 16/07/2022  
**Property Type:** House (Res)  
**Land Size:** 259 sqm approx



**1 Savernake Ct DONCASTER EAST 3109 (VG)**

Agent Comments

 4   
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**Price:** \$1,205,000  
**Method:** Sale  
**Date:** 06/06/2022  
**Property Type:** House (Res)  
**Land Size:** 339 sqm approx



**4/16-20 Oakwood Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 04/06/2022  
**Property Type:** Townhouse (Res)