### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

8/7 Bebs Court, Templestowe Vic 3106
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#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,015,000	Pro	perty Type Uni	t		Suburb	Templestowe
Period - From	01/07/2022	to	30/09/2022	Sc	ource	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

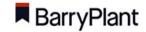
Add	dress of comparable property	Price	Date of sale
1	8 Rubens PI TEMPLESTOWE 3106	\$1,260,000	16/07/2022
2	1 Savernake Ct DONCASTER EAST 3109	\$1,205,000	06/06/2022
3	4/16-20 Oakwood Ct TEMPLESTOWE 3106	\$1,180,000	04/06/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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** 

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





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) **-**3



Price: \$1.180.000 Method: Auction Sale Date: 04/06/2022

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



