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

9 Rosco Drive, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice*							
Median price	\$1,405,000	Pro	operty Type	Hous	se		Suburb	Templestowe
Period - From	12/01/2021	to	12/04/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	31 Rosco Dr TEMPLESTOWE 3106	\$1,170,000	04/11/2020
2	19 Templemore Dr TEMPLESTOWE 3106	\$1,137,500	10/04/2021
3	3 Timms PI DONCASTER EAST 3109	\$1,100,000	07/11/2020

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:

12/04/2021 09:25









Property Type: House Land Size: 848 sqm approx Agent Comments Brenton Linmeiers 03 9840 1111 0412 791 546 blinmeiers@parkesproperty.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price * 12/01/2021 - 12/04/2021: \$1,405,000 * Agent calculated median

Comparable Properties



31 Rosco Dr TEMPLESTOWE 3106 (REI/VG)



Price: \$1,170,000 Method: Sold Before Auction Date: 04/11/2020 Property Type: House (Res) Land Size: 871 sqm approx



19 Templemore Dr TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,137,500 Method: Auction Sale Date: 10/04/2021 Property Type: House (Res)

3 Timms PI DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Auction Sale Date: 07/11/2020 Rooms: 8 Property Type: House (Res) Land Size: 889 sqm approx

Account - Parkes Property | P: 9840 1111 | F: 9840 1570





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments