

# 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	32 Ardgow Court, Templestowe Lower Vic 3107
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### Indicative selling price

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

Single price \$1,045,000

### Median sale price

Median price	\$1,411,000	Property Type	House	Suburb	Templestowe Lower
Period - From	01/10/2021	to	31/12/2021	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	5 Galli Ct TEMPLESTOWE LOWER 3107	\$1,184,000	21/09/2021
2	308 High St TEMPLESTOWE LOWER 3107	\$1,180,000	04/12/2021
3	12 Glendale Av TEMPLESTOWE 3106	\$1,111,000	07/10/2021

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: 05/03/2022 12:27