

# 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

4 Kell Place, 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 \$1,280,000

&

\$1,380,000

### Median sale price

Median price \$1,425,000

Property Type House

Suburb Templestowe

Period - From 01/01/2020

to

31/12/2020

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	13 Bantry Gr, Templestowe, Vic 3106, Australia	\$1,368,000	11/11/2020
2	34 Santa Rosa Blvd DONCASTER EAST 3109	\$1,397,250	29/11/2020
3	9 Larkin Ct DONCASTER EAST 3109	\$1,356,500	03/08/2020

**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:

02/02/2021 11:28



4 3 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 979 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,280,000 - \$1,380,000  
**Median House Price**  
 Year ending December 2020: \$1,425,000

## Comparable Properties

**13 Bantry Gr, Templestowe, Vic 3106, Australia** Agent Comments (REI)

4 2 2

**Price:** \$1,368,000  
**Method:**  
**Date:** 11/11/2020  
**Property Type:** House



**34 Santa Rosa Blvd DONCASTER EAST 3109** Agent Comments (REI)

4 2 4

**Price:** \$1,397,250  
**Method:** Sold Before Auction  
**Date:** 29/11/2020  
**Property Type:** House (Res)  
**Land Size:** 777 sqm approx



**9 Larkin Ct DONCASTER EAST 3109 (REI/VG)** Agent Comments

4 2 2

**Price:** \$1,356,500  
**Method:** Private Sale  
**Date:** 03/08/2020  
**Property Type:** House (Res)  
**Land Size:** 855 sqm approx