

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

6 Yarra Court, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$1,515,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2023

to

31/03/2023

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	7 Eagle Rise TEMPLESTOWE LOWER 3107	\$1,597,000	18/03/2023
2	6 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,450,000	03/05/2023
3	4 Wren Ct TEMPLESTOWE LOWER 3107	\$1,275,888	07/02/2023

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:

08/05/2023 11:47



 4  2  2

Property Type: House (Res)

Land Size: 703 sqm approx

Agent Comments

Comparable Properties



7 Eagle Rise TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,597,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 721 sqm approx



6 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  3

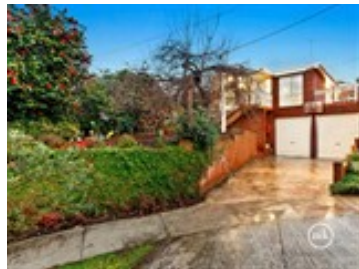
Price: \$1,450,000

Method: Private Sale

Date: 03/05/2023

Property Type: House (Res)

Land Size: 798 sqm approx



4 Wren Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,275,888

Method: Private Sale

Date: 07/02/2023

Rooms: 8

Property Type: House (Res)

Land Size: 817 sqm approx