

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 Carlton Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Templestowe

Period - From 01/10/2020 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	31 Meredith Av TEMPLESTOWE 3106	\$1,350,000	29/10/2020
2	38 Hillhouse Rd TEMPLESTOWE 3106	\$1,340,000	26/10/2020
3	12 Rosco Dr TEMPLESTOWE 3106	\$1,333,000	28/11/2020

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:

11/02/2021 11:08



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 785 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 December quarter 2020: \$1,405,000

Comparable Properties



31 Meredith Av TEMPLESTOWE 3106 (REI/VG) Agent Comments

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Price: \$1,350,000
Method: Private Sale
Date: 29/10/2020
Property Type: House (Res)
Land Size: 785 sqm approx



38 Hillhouse Rd TEMPLESTOWE 3106 (REI/VG) Agent Comments

 6  2  2

Price: \$1,340,000
Method: Sold Before Auction
Date: 26/10/2020
Rooms: 11
Property Type: House (Res)
Land Size: 795 sqm approx



12 Rosco Dr TEMPLESTOWE 3106 (REI) Agent Comments

 5  2  2

Price: \$1,333,000
Method: Auction Sale
Date: 28/11/2020
Rooms: 8
Property Type: House (Res)
Land Size: 840 sqm approx