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	9 Carlton Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,405,000	Pro	perty Type H	ouse		Suburb	Templestowe
Period - From	01/10/2020	to	31/12/2020	Sc	ource	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

Add	dress 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

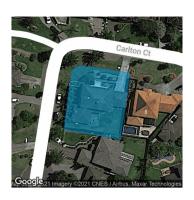
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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

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)

Price: \$1,340,000

Method: Sold Before Auction

Date: 26/10/2020 Rooms: 11

Property Type: House (Res) Land Size: 795 sqm approx

Agent Comments



12 Rosco Dr TEMPLESTOWE 3106 (REI)

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Price: \$1,333,000 Method: Auction Sale Date: 28/11/2020

Rooms: 8

Property Type: House (Res) Land Size: 840 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



