### 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

7 Noral Court, Templestowe Vic 3106

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |             |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-------------|
| Range betwee    | \$1,500,000       |      | &            |      | \$1,650,000 |      |        |             |
| Median sale p   | rice              |      |              |      |             |      |        |             |
| Median price    | \$1,650,000       | Pro  | operty Type  | Hou  | ise         |      | Suburb | Templestowe |
| Period - From   | 01/01/2021        | to   | 31/03/2021   |      | So          | urce | 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.

| Add | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 9 Pepper Ct TEMPLESTOWE 3106     | \$1,700,000 | 26/06/2021   |
| 2   | 8 Briarfield Ct TEMPLESTOWE 3106 | \$1,618,000 | 19/05/2021   |
| 3   | 7 Bramber Ct TEMPLESTOWE 3106    | \$1,637,500 | 08/04/2021   |

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:

02/07/2021 17:20



# **M**c**Grath**





**Property Type:** House Agent Comments

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2021: \$1,650,000

## **Comparable Properties**



9 Pepper Ct TEMPLESTOWE 3106 (REI)

8 Briarfield Ct TEMPLESTOWE 3106 (REI)

3

**2** 



Price: \$1,700,000 Method: Auction Sale Date: 26/06/2021 Property Type: House (Res) Land Size: 837 sqm approx

Agent Comments

Agent Comments

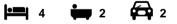


Price: \$1,618,000 Method: Sold Before Auction Date: 19/05/2021 Property Type: House (Res) Land Size: 751 sqm approx

**-** 5



7 Bramber Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,637,500 Method: Private Sale Date: 08/04/2021 Property Type: House Land Size: 1029 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.