

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,650,000

Property Type House

Suburb Templestowe

Period - From 01/01/2021

to

31/03/2021

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	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



4 2 2

Property Type: House

Agent Comments

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)

Agent Comments

4 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 837 sqm approx



8 Briarfield Ct TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$1,618,000

Method: Sold Before Auction

Date: 19/05/2021

Property Type: House (Res)

Land Size: 751 sqm approx



7 Bramber Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,637,500

Method: Private Sale

Date: 08/04/2021

Property Type: House

Land Size: 1029 sqm approx