

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

14 Coleridge Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Templestowe

Period - From

01/07/2024

to

30/09/2024

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 Tramore CI TEMPLESTOWE 3106	\$1,385,000	03/10/2024
2	13 Loxley Ct DONCASTER EAST 3109	\$1,525,000	08/08/2024
3	11 Zerbe Av DONCASTER EAST 3109	\$1,770,000	03/08/2024

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:

14/10/2024 15:51



 4  2  2

Property Type: House
Land Size: 1028 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
September quarter 2024: \$1,750,000

Comparable Properties



7 Tramore CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  4

Price: \$1,385,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 793 sqm approx



13 Loxley Ct DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,525,000
Method: Private Sale
Date: 08/08/2024
Property Type: House (Res)
Land Size: 750 sqm approx



11 Zerbe Av DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 4  2  3

Price: \$1,770,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 811 sqm approx