

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

4 Elm Court, Templestowe VIC

Indicative selling price

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

**SINGLE
PRICE**

\$1,750,000

Median sale price

**MEDIAN
PRICE**

\$1,460,000

HOUSE

X

SUBURB

Templestowe

**PERIOD -
FROM**

1st Jan 2018

TO

31st March 2018

SOURCE

REIV

Comparable property sales

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

3 Paoa Place, Templestowe

\$1,707,000

27.03.2018

7 Larnaka Court, Templestowe

\$1,700,000

24.02.2018

19 Wensley Court, Templestowe

\$2,102,000

05.03.2018

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Comparable properties



\$1,707,000

3 Paoa Place, Templestowe, Victoria

DATE: 27.03.2018

PROPERTY TYPE: House

 4  2
 2  785 sqm x



\$1,700,000

7 Larnaca Court, Templestowe, Victoria

DATE: 24.02.2018

PROPERTY TYPE: House

 4  2
 2  653 sqm x



\$2,102,000

19 Wensley Court, Templestowe, Victoria

DATE: 05.03.2018

PROPERTY TYPE: House

 5  3
 4  831 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee