

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

11 Kolor Way, Templestowe

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,199,000

Median sale priceMedian price

\$1,360,000

Property type

House

Suburb

Templestowe

Period - From

06/2020

to

09/2020

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. 2 Ferndell Crescent, Templestowe	\$ 1,335,000	05/08/2020
2. 7 Dundas Court, Doncaster East	\$ 1,200,000	27/10/2020
3. 20 Leawarra Crescent, Doncaster East	\$ 1,270,000	26/05/2020

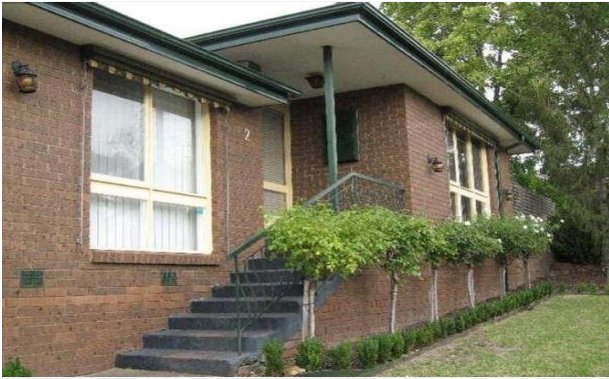
OR

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:

30/10/2020

Comparable properties



\$1,335,000

2 Ferndell Crescent, Templestowe, Victoria

DATE: 05/08/2020

PROPERTY TYPE: House



3



3



638 sqm



\$1,200,000

7 Dundas Court, Doncaster East, Victoria

DATE: 27/10/2020

PROPERTY TYPE: House



4



2



2



710 sqm



\$1,270,000

20 Leawarra Crescent, Doncaster East, Victoria

DATE: 26/05/2020

PROPERTY TYPE: House



4



3



3



775 sqm

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21 days on market



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