

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

2 Clays Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000

&

\$1,490,000

Median sale price

Median price \$1,511,000

Property Type House

Suburb Templestowe

Period - From 01/10/2022

to 31/12/2022

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	35 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,461,000	25/02/2023
2	14 Taunton St DONCASTER EAST 3109	\$1,400,000	29/10/2022
3	39 Roseland Gr DONCASTER 3108	\$1,388,000	30/11/2022

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:

27/02/2023 19:54



 3  2  2

Property Type: House

Land Size: 852 sqm approx

Agent Comments

Comparable Properties



35 Sinclair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,461,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 1050 sqm approx



14 Taunton St DONCASTER EAST 3109 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 790 sqm approx



39 Roseland Gr DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,388,000

Method: Private Sale

Date: 30/11/2022

Property Type: House

Land Size: 647 sqm approx