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 Yarra Court, Templestowe Lower Vic 3107

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,590,000			
Median sale p	rice							
Median price	\$1,288,000	Pro	operty Type	Hou	ise		Suburb	Templestowe Lower
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	23 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,610,000	10/09/2022
2	141a Swanston St TEMPLESTOWE LOWER 3107	\$1,600,000	01/09/2022
3	2/37 Rose Av BULLEEN 3105	\$1,600,000	26/10/2022

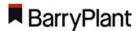
OR

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:

20/02/2023 10:14



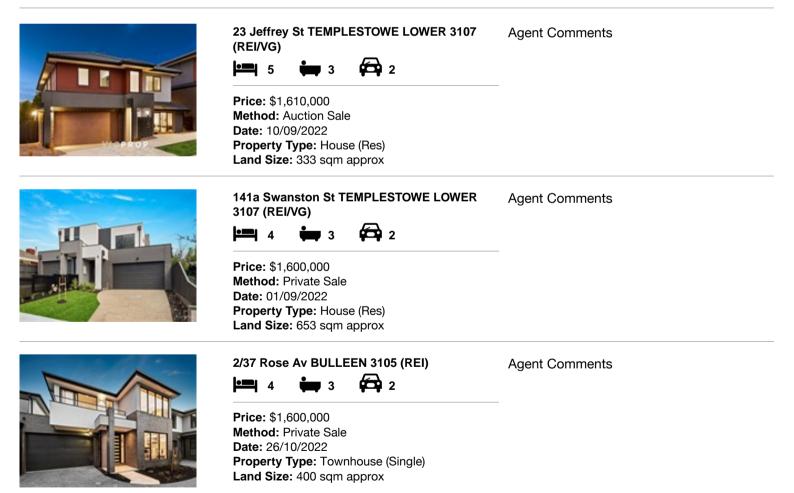






Property Type: House Land Size: 347 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,590,000 Median House Price December quarter 2022: \$1,288,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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