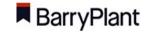
### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale						
Address Including suburb and postcode		13 Ardgower Court, Templestowe Lower Vic 3107						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$1,050,000			&	\$1,150,000				
Median sale price								
Media	an price \$1,445,	000 P	roperty Type Ho	ouse		Suburb	Templestow	e Lower
Period	I - From 01/04/2	2021 to	30/06/2021	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property						Pi	rice	Date of sale
1								
2								
3								
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 Staten	ment of Informati	on was pror	nared i	on.	07/00/00	01 10.00







\$1,050,000 - \$1,155,000 **Median House Price** June quarter 2021: \$1,445,000

**Indicative Selling Price** 



## Property Type: House Land Size: 648 sqm approx **Agent Comments**

# Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



