

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

16 Whitehall Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,720,000

Property Type

House

Suburb

Templestowe

Period - From

01/04/2022

to

30/06/2022

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 | 4 Anthlin Ct TEMPLESTOWE 3106 | \$2,200,000 | 02/07/2022 |
| 2 | 15 Oakwood Ct TEMPLESTOWE 3106 | \$2,075,000 | 16/07/2022 |
| 3 | 24 Larnaca Ct TEMPLESTOWE 3106 | \$2,050,000 | 16/07/2022 |

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:

01/08/2022 14:07



 5  3  3

Rooms: 10
Property Type: House
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
June quarter 2022: \$1,720,000

Comparable Properties



4 Anthlin Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  3

Price: \$2,200,000
Method: Auction Sale
Date: 02/07/2022
Property Type: House (Res)
Land Size: 1013 sqm approx



15 Oakwood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$2,075,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 702 sqm approx



24 Larnaca Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$2,050,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 789 sqm approx

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