

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

4 Larnaca Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,950,000 & \$2,145,000

Median sale price

Median price \$1,588,000 Property Type House Suburb Templestowe

Period - From 11/08/2020 to 10/08/2021 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	9 Wynnewood Ct TEMPLESTOWE 3106	\$2,120,000	26/06/2021
2	12 Dehnert St DONCASTER EAST 3109	\$2,016,000	20/03/2021
3	15 Orion Pl DONCASTER EAST 3109	\$2,000,000	17/04/2021

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:

11/08/2021 16:41



4 4 3

Property Type: House
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
11/08/2020 - 10/08/2021: \$1,588,000

Comparable Properties



9 Wynnewood Ct TEMPLESTOWE 3106 (REI) **Agent Comments**

5 3 2

Price: \$2,120,000
Method: Sold Before Auction
Date: 26/06/2021
Property Type: House (Res)
Land Size: 581 sqm approx



12 Dehnert St DONCASTER EAST 3109 (REI/VG) **Agent Comments**

5 3 2

Price: \$2,016,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 745 sqm approx



15 Orion PI DONCASTER EAST 3109 (REI) **Agent Comments**

5 3 2

Price: \$2,000,000
Method: Private Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 751 sqm approx

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