### 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,950,000		&		\$2,145,000			
Median sale p	rice							
Median price	\$1,588,000	Pro	operty Type	Hous	se		Suburb	Templestowe
Period - From	11/08/2020	to	10/08/2021		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.

Ade	dress 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 PI 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



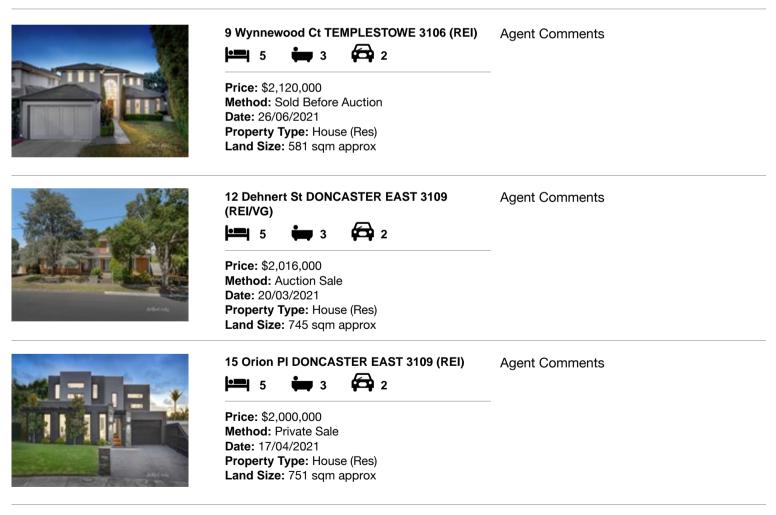
# RT Edgar





**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**



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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