

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

9 Randolph Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,288,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2022 to 31/12/2022 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	82 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,320,000	27/08/2022
2	3 Saville Ct TEMPLESTOWE 3106	\$1,220,000	17/09/2022
3	280 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,202,000	19/11/2022

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:

07/02/2023 13:10



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Property Type: House
Land Size: 1006 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2022: \$1,288,000

Comparable Properties



82 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,320,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 1265 sqm approx



3 Saville Ct TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,220,000
Method: Private Sale
Date: 17/09/2022
Property Type: House
Land Size: 934 sqm approx



280 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$1,202,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 781 sqm approx