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 Randolf Court, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,200,000		&		\$1,300,000					
Median sale p	dian sale price									
Median price	\$1,288,000	Pro	operty Type	Hou	ISE		Suburb	Templestowe Lower		
Period - From	01/10/2022	to	31/12/2022		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.

Add	dress 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

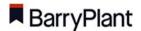
OR

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



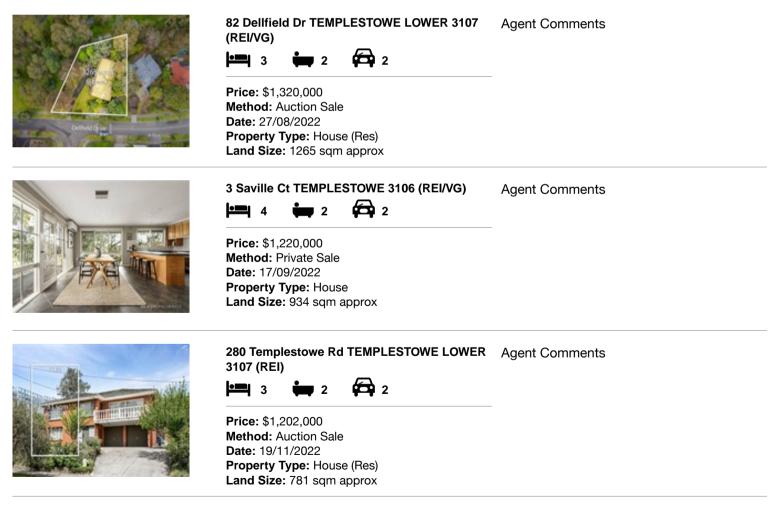






Property Type: House **Land Size:** 1006 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2022: \$1,288,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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