

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 Kingburn Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Templestowe

Period - From 01/04/2021 to 31/03/2022 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	11 Chiltern Ct DONCASTER EAST 3109	\$1,682,000	26/02/2022
2	8 Emerald Rise TEMPLESTOWE 3106	\$1,668,000	05/02/2022
3	65 Beecroft Cr TEMPLESTOWE 3106	\$1,604,000	26/02/2022

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: 20/04/2022 12:50

9 Kingburn Court, Templestowe Vic 3106

RT Edgar

James Hatzolos

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending March 2022: \$1,700,000



Property Type: House (Previously Occupied - Detached)

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



11 Chiltern Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,682,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 658 sqm approx



8 Emerald Rise TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,668,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 602 sqm approx



65 Beecroft Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,604,000

Method: Auction Sale

Date: 26/02/2022

Property Type: House (Res)

Land Size: 651 sqm approx

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



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