

# 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

3 Potter Court, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

Period - From 01/07/2024 to 30/09/2024 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	21 Gidgee Av TEMPLESTOWE LOWER 3107	\$1,450,000	05/12/2024
2	24 Stanlake Rise TEMPLESTOWE LOWER 3107	\$1,563,500	07/09/2024
3	55 Hodgson St TEMPLESTOWE LOWER 3107	\$1,630,000	29/08/2024

**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:

14/01/2025 12:45



 4    2    2

**Property Type:** House (Res)

**Land Size:** 773 sqm approx

Agent Comments

**Indicative Selling Price**

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

**Median House Price**

September quarter 2024: \$1,360,000

## Comparable Properties



**21 Gidgee Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 05/12/2024

**Property Type:** House

**Land Size:** 791 sqm approx



**24 Stanlake Rise TEMPLESTOWE LOWER 3107 (REI/VG)** Agent Comments

 4    2    2

**Price:** \$1,563,500

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 747 sqm approx



**55 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)** Agent Comments

 5    2    2

**Price:** \$1,630,000

**Method:** Sold Before Auction

**Date:** 29/08/2024

**Property Type:** House (Res)

**Land Size:** 758 sqm approx

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