## 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	3 Potter Court, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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### Median sale price

Median price	\$1,360,000	Pro	perty 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

Add	dress 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 comparableproperties 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









**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)

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Agent Comments

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

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**3** 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)

Method: Sold Before Auction

Date: 29/08/2024

Price: \$1,630,000

**Property Type:** House (Res) **Land Size:** 758 sqm approx

Account - Barry Plant | P: 03 9842 8888





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**Agent Comments**