

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Dove Court Templestowe Lower, 3107
---	--------------------------------------

Indicative selling price

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

Range between	\$1,500,000 & \$1,600,000
---------------	---------------------------

Median sale price

Median price	\$1,450,000	Property Type	HOUSE	Suburb	TEMPLESTOWE LOWER
--------------	-------------	---------------	-------	--------	-------------------

Period - From	18-Mar-2023	to	16-Mar-2024	Source	REA
---------------	-------------	----	-------------	--------	-----

Comparable property sales

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	14 Fairbank Crescent, Templestowe Lower, Vic 3107	NOT PROVIDED	16-Mar-2024
2	59 Astley Street, Templestowe Lower, Vic 3107	\$1,685,000	02-Mar-2024
3	15 Glenair Street, Templestowe Lower, Vic 3107	NOT PROVIDED	27-Jan-2024

This statement of information was prepared on 05-Apr-2024 at 12:28:23 PM EST