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 Pepper Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,750,000	&	\$1,850,000

Median sale price

Median price \$1,625,000	Property Type House	Suburb Templestowe
Period - From 01/01/2024	to 31/03/2024	Source

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

Address of comparable property		Price	Date of sale
1	13 Roper PI DONCASTER EAST 3109	\$1,910,000	12/10/2023
2	2 Martindale PI TEMPLESTOWE 3106	\$1,800,000	06/02/2024
3	1 Bindi CI TEMPLESTOWE 3106	\$1,685,000	29/12/2023

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable В* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2024 17:06









Property Type: House Land Size: 948 sqm approx **Agent Comments**

Indicative Selling Price \$1,750,000 - \$1,925,000 **Median House Price** March quarter 2024: \$1,625,000

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.

Comparable Properties



13 Roper PI DONCASTER EAST 3109 (REI/VG) Agent Comments

Price: \$1,910,000

Method: Sold Before Auction

Date: 12/10/2023

Property Type: House (Res) Land Size: 698 sqm approx

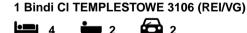


2 Martindale PI TEMPLESTOWE 3106 (REI)

Price: \$1,800,000 Method: Private Sale Date: 06/02/2024

Property Type: House (Res)

Agent Comments





Price: \$1.685.000 Method: Private Sale Date: 29/12/2023 Property Type: House Land Size: 777 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



