

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 Pepper Court, Templestowe Vic 3106

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

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	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

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:

06/05/2024 17:06



 4  2  2

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**

 4  2  2

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) **Agent Comments**

 4  2  2

Price: \$1,800,000
Method: Private Sale
Date: 06/02/2024
Property Type: House (Res)



1 Bindi CI TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,685,000
Method: Private Sale
Date: 29/12/2023
Property Type: House
Land Size: 777 sqm approx