Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2 Bramber Court, Templestowe Vic 3106	
Including suburb and		
postcode		

Indicative selling price

Property offered for sale

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price	\$1,850,500	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/10/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Auditor of Company			2410 0. 0410
1	5 Willorna Ct DONCASTER EAST 3109	\$1,950,000	24/12/2023
2			
3			

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:	05/02/2024 12:34



Date of sale

RT Edgar







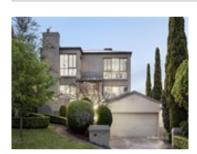


Property Type: House Land Size: 1415 sqm approx

Agent Comments

Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** December quarter 2023: \$1,850,500

Comparable Properties



5 Willorna Ct DONCASTER EAST 3109 (REI)

Agent Comments

Price: \$1,950,000 Method: Private Sale Date: 24/12/2023 Property Type: House Land Size: 968 sqm approx

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



