

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

1 Ardgowrie Court, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$13,000,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/04/2021

to

30/06/2021

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	6 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,350,000	17/09/2021
2	77 Anderson St TEMPLESTOWE 3106	\$1,280,000	02/07/2021
3	17 Clausen St TEMPLESTOWE LOWER 3107	\$1,255,000	26/09/2021

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:

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Property Type: House
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$13,000,000
Median House Price
June quarter 2021: \$1,445,000

Comparable Properties



6 Kitson Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 17/09/2021
Property Type: House
Land Size: 647 sqm approx



77 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 02/07/2021
Property Type: House
Land Size: 662 sqm approx



17 Clauscen St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 26/09/2021
Property Type: House (Res)
Land Size: 649 sqm approx

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