

# 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

10 Ardgow Court, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,405,000 Property Type House Suburb Templestowe Lower

Period - From 01/10/2021 to 30/09/2022 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	9 Montpelier Cr TEMPLESTOWE LOWER 3107	\$1,425,000	03/09/2022
2	5 Valerie St TEMPLESTOWE LOWER 3107	\$1,400,000	02/07/2022
3	1 Kitson Cr TEMPLESTOWE LOWER 3107	\$1,360,000	12/08/2022

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: 26/10/2022 14:40

10 Ardgowar Court, Templestowe Lower Vic 3107

**McGrath**

Ellie Gong

9889 8800

0430 434 567

elliegong@mcgrath.com.au

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

Year ending September 2022: \$1,405,000



4 3 2

**Property Type:** House

Agent Comments

## Comparable Properties



**9 Montpellier Cr TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)

5 3 2

**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** House

**Land Size:** 712 sqm approx



**5 Valerie St TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)

4 2 3

**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 02/07/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**1 Kitson Cr TEMPLESTOWE LOWER 3107** Agent Comments  
(REI/VG)

4 2 2

**Price:** \$1,360,000

**Method:** Private Sale

**Date:** 12/08/2022

**Property Type:** House (Res)

**Land Size:** 637 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800 | F: 03 9889 8802



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