

# 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 4 Gloucester Court, Templestowe Vic 3106

### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,485,000 Property Type House Suburb Templestowe

Period - From 01/04/2020 to 31/03/2021 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	12 Peter Budge Av TEMPLESTOWE 3106	\$1,455,000	22/05/2021
2	13 Crawford Rd TEMPLESTOWE LOWER 3107	\$1,495,000	15/05/2021
3	11 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,415,000	13/03/2021

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: 07/07/2021 14:52



4   2   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 651 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending March 2021: \$1,485,000

## Comparable Properties



12 Peter Budge Av TEMPLESTOWE 3106 (REI) Agent Comments

4   2   3

**Price:** \$1,455,000  
**Method:** Auction Sale  
**Date:** 22/05/2021  
**Property Type:** House (Res)  
**Land Size:** 737 sqm approx



13 Crawford Rd TEMPLESTOWE LOWER 3107 Agent Comments (REI)

4   2   3

**Price:** \$1,495,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 655 sqm approx



11 Alburnum Cr TEMPLESTOWE LOWER 3107 Agent Comments (REI)

4   3   2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx