

# 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 6 Elberta Avenue, 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 & \$1,400,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

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 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	7 Totara Ct TEMPLESTOWE LOWER 3107	\$1,440,000	23/03/2024
2	54 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,371,000	10/12/2023
3	6 Riddell St TEMPLESTOWE LOWER 3107	\$1,350,000	12/03/2024

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: 27/03/2024 14:13



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 662 sqm approx

Agent Comments

## Comparable Properties



7 Totara Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments



**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)

**Land Size:** 774 sqm approx



54 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments



**Price:** \$1,371,000

**Method:** Auction Sale

**Date:** 10/12/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



6 Riddell St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 12/03/2024

**Property Type:** House (Res)

**Land Size:** 668 sqm approx