

## 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 Miriam 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)

Single price

\$2,495,000

### Median sale price

Median price

\$1,701,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2022

to

31/12/2022

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	3 Pine Valley Way TEMPLESTOWE 3106	\$2,850,000	16/08/2022
2	24 Bamfield CI TEMPLESTOWE 3106	\$2,510,000	14/12/2022
3	6 Read St TEMPLESTOWE 3106	\$2,380,000	21/01/2023

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:

14/02/2023 18:08

4 Miriam Court, Templestowe Vic 3106



first  
national  
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$2,495,000

Median House Price

Year ending December 2022: \$1,701,000



Property Type:

Agent Comments

## Comparable Properties



3 Pine Valley Way TEMPLESTOWE 3106 (REI)

Agent Comments



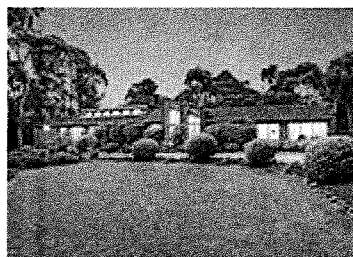
Price: \$2,850,000

Method: Private Sale

Date: 16/08/2022

Property Type: House (Res)

Land Size: 4675 sqm approx



24 Bamfield Ct TEMPLESTOWE 3106 (REI)

Agent Comments



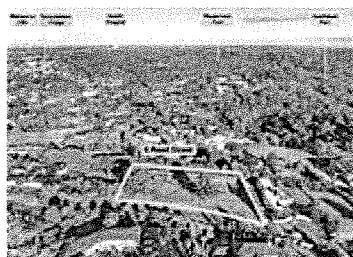
Price: \$2,510,000

Method: Private Sale

Date: 14/12/2022

Property Type: House

Land Size: 4046.86 sqm approx



6 Read St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,380,000

Method: Private Sale

Date: 21/01/2023

Property Type: Land (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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