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

24 Larnaca Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,000,000		&		\$2,200,0	00			
Median sale price									
Median price	\$1,765,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Shute CI TEMPLESTOWE 3106	\$2,100,000	28/03/2022
2	4 Tennyson Ct TEMPLESTOWE 3106	\$2,048,000	07/05/2022
3	15 Verne Ct TEMPLESTOWE 3106	\$1,925,000	08/02/2022

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:

23/06/2022 10:01



24 Larnaca Court, Templestowe Vic 3106

BarryPlant

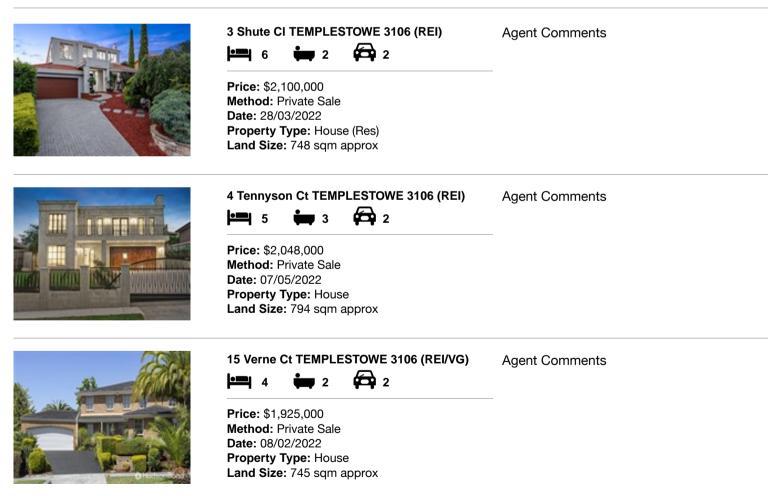




Property Type: House **Land Size:** 779 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2022: \$1,765,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



propertydata

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