

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 between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,765,000 Property Type House Suburb Templestowe

Period - From 01/01/2022 to 31/03/2022 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 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:

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2022: \$1,765,000



 5  2  2

Property Type: House

Land Size: 779 sqm approx

Agent Comments

Comparable Properties



3 Shute CI TEMPLESTOWE 3106 (REI)

Agent Comments

 6  2  2

Price: \$2,100,000

Method: Private Sale

Date: 28/03/2022

Property Type: House (Res)

Land Size: 748 sqm approx



4 Tennyson Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$2,048,000

Method: Private Sale

Date: 07/05/2022

Property Type: House

Land Size: 794 sqm approx



15 Verne Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,925,000

Method: Private Sale

Date: 08/02/2022

Property Type: House

Land Size: 745 sqm approx

Account - Barry Plant | P: 03 9842 8888