

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 Aloha Gardens, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Templestowe

Period - From 01/01/2020 to 31/03/2020 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	290 Serpells Rd TEMPLESTOWE 3106	\$1,440,000	07/04/2020
2	9 Keryn CI TEMPLESTOWE 3106	\$1,436,000	01/04/2020
3	14 Landscape Dr DONCASTER EAST 3109	\$1,393,000	15/02/2020

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:

07/07/2020 11:52



Property Type: Land
Land Size: 1242 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2020: \$1,535,000

Comparable Properties



290 Serpells Rd TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$1,440,000
Method: Sold Before Auction
Date: 07/04/2020
Property Type: House
Land Size: 802 sqm approx



9 Keryn Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,436,000
Method: Sold Before Auction
Date: 01/04/2020
Property Type: House (Res)
Land Size: 785 sqm approx



14 Landscape Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,393,000
Method: Auction Sale
Date: 15/02/2020
Rooms: 11
Property Type: House (Res)
Land Size: 655 sqm approx