#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### 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
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#### Median sale price

Median price	\$1,535,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2020	to	31/03/2020	9	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

7,01	Address of comparable property		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



Date of sale



Bimal Abeysiri 0418 100 144 bimal.abeysiri@vicprop.com.au

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





Land Size: 1242 sqm approx

Agent Comments

## Comparable Properties



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

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Price: \$1,440,000

Method: Sold Before Auction

Date: 07/04/2020 Property Type: House Land Size: 802 sqm approx



9 Keryn CI TEMPLESTOWE 3106 (REI/VG)

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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)

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**Price:** \$1,393,000 **Method:** Auction Sale **Date:** 15/02/2020

Rooms: 11
Property Type: H

**Property Type:** House (Res) **Land Size:** 655 sqm approx

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

**Agent Comments**