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

15 Toulon Drive, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,195,000		&		\$1,295,000				
Median sale p	rice								
Median price	\$1,288,000	Pro	roperty Type Hous		se		Suburb	Templestowe Lower	
Period - From	01/10/2022	to	31/12/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	6 Moselle Ct DONCASTER 3108	\$1,290,000	08/03/2023
2	13 Brendan Av DONCASTER 3108	\$1,290,000	29/09/2022
3	341 George St DONCASTER 3108	\$1,260,000	26/11/2022

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:

14/03/2023 11:33



Harcourts





Property Type: House (Res) Land Size: 754 sqm approx Agent Comments

John Konidaris 03 9842 8000 0412 776 650 john.konidaris@harcourts.com.au

Indicative Selling Price \$1,195,000 - \$1,295,000 **Median House Price** December quarter 2022: \$1,288,000

Comparable Properties



6 Moselle Ct DONCASTER 3108 (REI)



Price: \$1,290,000 Method: Private Sale Date: 08/03/2023 Property Type: House (Res) Land Size: 739 sqm approx

Agent Comments

Agent Comments



6 2 4 Price: \$1,290,000 Method: Private Sale Date: 29/09/2022

Property Type: House (Res)



341 George St DONCASTER 3108 (REI/VG)

13 Brendan Av DONCASTER 3108 (REI/VG)



Agent Comments

Price: \$1,260,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res) Land Size: 753 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000



propertydata

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