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
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price \$1,630,000	Property Type	House	Suburb Templestowe
Period - From 01/07/2021	to 30/09/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	9 Yolande Ct TEMPLESTOWE 3106	\$1,200,000	03/08/2021
2	16 Ashford St TEMPLESTOWE LOWER 3107	\$1,180,000	12/06/2021
3			

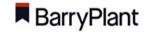
OR

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:	16/11/2021 13:10



Date of sale







Property Type: House Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price

September quarter 2021: \$1,630,000

Comparable Properties



9 Yolande Ct TEMPLESTOWE 3106 (REI/VG)

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Price: \$1,200,000 Method: Private Sale Date: 03/08/2021 Property Type: House Land Size: 765 sqm approx **Agent Comments**

16 Ashford St TEMPLESTOWE LOWER 3107

(VG)

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Price: \$1,180,000 Method: Sale Date: 12/06/2021

Property Type: House (Res) Land Size: 710 sqm approx

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



