

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

1 Bray Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/01/2023 to 31/12/2023 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	46 Woodlea St DONCASTER EAST 3109	\$1,888,800	02/12/2023
2	12 Roper PI DONCASTER EAST 3109	\$1,880,000	22/12/2023
3	9 Guildford Dr DONCASTER EAST 3109	\$1,750,000	28/09/2023

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:

04/03/2024 16:12

1 Bray Court, Templestowe Vic 3106

**Jellis
Craig**

Nicole Qiu

8841 4888

0422 419 357

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 5  3  3

Property Type: House

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

Year ending December 2023: \$1,800,000

Comparable Properties



46 Woodlea St DONCASTER EAST 3109 (REI) **Agent Comments**

 5  2  2

Price: \$1,888,800

Method: Auction Sale

Date: 02/12/2023

Property Type: House

Land Size: 795 sqm approx



12 Roper PI DONCASTER EAST 3109 (REI) **Agent Comments**

 5  3  2

Price: \$1,880,000

Method: Private Sale

Date: 22/12/2023

Property Type: House



9 Guildford Dr DONCASTER EAST 3109 (REI/VG) **Agent Comments**

 5  3  2

Price: \$1,750,000

Method: Sold Before Auction

Date: 28/09/2023

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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