

# 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 Lalani Terrace, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

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

Period - From 01/04/2023 to 30/06/2023 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	1 Milner CI TEMPLESTOWE 3106	\$1,700,000	25/03/2023
2	10 Briarfield Ct TEMPLESTOWE 3106	\$1,700,000	01/05/2023
3	6 Mayo CI TEMPLESTOWE 3106	\$1,600,000	23/05/2023

**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:

23/07/2023 18:02



5   3   4

**Rooms:** 10  
**Property Type:** Land  
**Land Size:** 789 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 June quarter 2023: \$1,800,000

## Comparable Properties



**1 Milner CI TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,700,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**10 Briarfield Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

6   4   2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 01/05/2023  
**Property Type:** House  
**Land Size:** 944 sqm approx



**6 Mayo CI TEMPLESTOWE 3106 (REI)**

Agent Comments

4   2   2

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 23/05/2023  
**Property Type:** House (Res)  
**Land Size:** 1007 sqm approx