

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 Willowbank Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 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	6 Lucieer Ct TEMPLESTOWE 3106	\$3,080,000	23/10/2023
2	109 Serpells Rd TEMPLESTOWE 3106	\$2,950,000	21/12/2023
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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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 2978 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,900,000 - \$3,100,000
Median House Price
 December quarter 2023: \$1,850,500

Comparable Properties



6 Lucieer Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$3,080,000
Method: Private Sale
Date: 23/10/2023
Property Type: House (Res)
Land Size: 4390 sqm approx

109 Serpells Rd TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$2,950,000
Method: Sale
Date: 21/12/2023
Property Type: House (Res)
Land Size: 3834 sqm approx

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 - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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