

# 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

10 Reark Court, 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 \$1,350,000 & \$1,450,000

### 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	4 Eades Ct TEMPLESTOWE 3106	\$1,285,000	16/09/2023
2	22 Stradmore Av TEMPLESTOWE 3106	\$1,250,000	22/11/2023
3	4 Libra Ct TEMPLESTOWE 3106	\$1,210,000	04/10/2023

**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:

19/02/2024 15:14

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 4    1    2

**Property Type:** House  
**Land Size:** 684 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
December quarter 2023: \$1,850,500

## Comparable Properties



**4 Eades Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,285,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)  
**Land Size:** 726 sqm approx



**22 Stradmore Av TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**4 Libra Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,210,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2023  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx

**Account - Barry Plant | P: 03 9842 8888**