

# 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 Verdi 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 \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,697,500 Property Type House Suburb Templestowe

Period - From 20/07/2022 to 19/07/2023 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	3 Tidcombe Cr DONCASTER EAST 3109	\$1,250,000	05/05/2023
2	39 Deep Creek Dr DONCASTER EAST 3109	\$1,192,500	10/02/2023
3	7 Princeton Pl TEMPLESTOWE 3106	\$1,100,000	25/03/2023

**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:

20/07/2023 09:56



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 907 sqm approx

Agent Comments

## Comparable Properties



**3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 05/05/2023

**Property Type:** House

**Land Size:** 890 sqm approx



**39 Deep Creek Dr DONCASTER EAST 3109 (REI/VG)**

Agent Comments



**Price:** \$1,192,500

**Method:** Private Sale

**Date:** 10/02/2023

**Property Type:** House

**Land Size:** 838 sqm approx



**7 Princeton PI TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 25/03/2023

**Property Type:** House

**Land Size:** 897 sqm approx