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								
Range betweer	n \$1,150,000		&		\$1,265,000			
Median sale price								
Median price	\$1,697,500	Pro	Property Type Hous		se		Suburb	Templestowe
Period - From	20/07/2022	to	19/07/2023		So	urce	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.

Ad	dress 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 PI 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



Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 907 sqm approx Agent Comments Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price 20/07/2022 - 19/07/2023: \$1,697,500

Comparable Properties

3 Tidcombe Cr DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,250,000 Method: Private Sale Date: 05/05/2023 Property Type: House Land Size: 890 sqm approx	Agent Comments
39 Deep Creek Dr DONCASTER EAST 3109 (REI/VG) 4 2 2 2 Price: \$1,192,500 Method: Private Sale Date: 10/02/2023 Property Type: House Land Size: 838 sqm approx	Agent Comments
7 Princeton PI TEMPLESTOWE 3106 (REI) 4 3 2 Price: \$1,100,000 Method: Private Sale Date: 25/03/2023 Property Type: House Land Size: 897 sqm approx	Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000



propertydata

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