

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

11 Ardgow Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$1,391,000

 Property Type

House

 Suburb

Templestowe Lower

Period - From

01/07/2022

 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	69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,200,000	01/07/2023
2	3 Astley St TEMPLESTOWE LOWER 3107	\$1,180,000	01/04/2023
3			

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:

18/09/2023 16:25

11 Ardgowr Court, Templestowe Lower Vic 3107

**Jellis
Craig**

Anthony Pittas

8841 4888

0400 079 408

anthonypittas@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2023: \$1,391,000



 4  2  2

Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



69 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 659 sqm approx



3 Astley St TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

 4  2  2

Price: \$1,180,000

Method: Private Sale

Date: 01/04/2023

Property Type: House

Land Size: 679 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 - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.