

# 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 Clendon 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 \$1,300,000

&

\$1,430,000

### Median sale price

Median price \$1,625,000

Property Type House

Suburb Templestowe

Period - From 01/01/2024

to 31/03/2024

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	4/31 Oliver Rd TEMPLESTOWE 3106	\$1,400,000	17/03/2024
2			
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:

17/04/2024 11:04



**Rooms:** 2

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

**Land Size:** 411 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,300,000 - \$1,430,000

**Median House Price**

March quarter 2024: \$1,625,000

## Comparable Properties



**4/31 Oliver Rd TEMPLESTOWE 3106 (REI)**

[Agent Comments](#)



**Price:** \$1,400,000

**Method:** Auction Sale

**Date:** 17/03/2024

**Property Type:** House

**Land Size:** 485 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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