

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

2/14 Mossdale Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/04/2023 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	35 Kenman CI TEMPLESTOWE 3106	\$1,146,000	01/02/2024
2	2/340 George St DONCASTER 3108	\$1,129,000	27/04/2024
3	3/181 Foote St TEMPLESTOWE 3106	\$1,080,000	02/03/2024

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:

23/05/2024 11:52



 3  2  2

Property Type: Townhouse

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



35 Kenman CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,146,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 333 sqm approx



2/340 George St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,129,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

Land Size: 215 sqm approx



3/181 Foote St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,080,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)

Land Size: 201 sqm approx