

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 Bedford Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,350,000

 &

\$1,450,000

Median sale price

Median price

\$1,440,000

 Property Type

House

 Suburb

Templestowe Lower

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	11 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,265,000	15/06/2024
2	13 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,338,000	22/03/2024
3	4 Bedford Ct TEMPLESTOWE LOWER 3107	\$1,328,000	20/03/2024

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:

20/06/2024 14:24



 3  1  2

Property Type: House
Land Size: 948 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 March quarter 2024: \$1,440,000

Comparable Properties



11 Killarney Rd TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI)

 3  1  2

Price: \$1,265,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 629 sqm approx



13 Eucalypt Av TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI/VG)

 4  2  2

Price: \$1,338,000
Method: Sold Before Auction
Date: 22/03/2024
Property Type: House (Res)
Land Size: 693 sqm approx



4 Bedford Ct TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI/VG)

 3  2  2

Price: \$1,328,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 917 sqm approx

Account - Barry Plant | P: 03 9842 8888