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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale pi	rice							
Median price	\$1,440,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/01/2024	to	31/03/2024		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	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



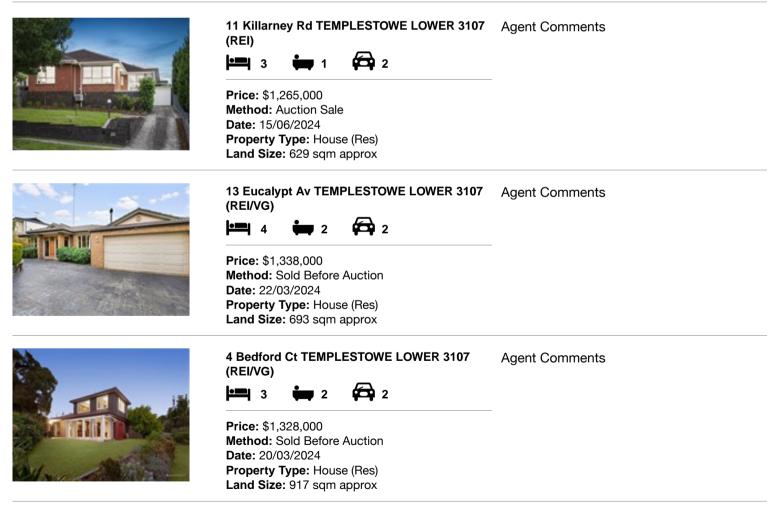






Property Type: House Land Size: 948 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2024: \$1,440,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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