

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 Bramber Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,773,500 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/09/2023 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	4 Bronte Rise TEMPLESTOWE 3106	\$2,268,000	19/08/2023
2	299 Serpells Rd TEMPLESTOWE 3106	\$2,230,000	27/09/2023
3	8 Haldane Ct DONCASTER EAST 3109	\$2,100,000	09/05/2023

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:

27/10/2023 15:17



5 2 2

Property Type: House
Land Size: 1415 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 September quarter 2023: \$1,773,500

Comparable Properties



4 Bronte Rise TEMPLESTOWE 3106 (REI)

Agent Comments

5 3 2

Price: \$2,268,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 870 sqm approx



299 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

5 2 3

Price: \$2,230,000
Method: Sold Before Auction
Date: 27/09/2023
Property Type: House (Res)
Land Size: 803 sqm approx



8 Haldane Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

5 3 2

Price: \$2,100,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 932 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088