

# 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 Gloucester Court, Templestowe Vic 3106
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,500,000
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 & 

\$1,600,000
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### Median sale price

Median price 

\$1,625,000
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 Property Type 

House
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 Suburb 

Templestowe
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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 Wagon Rd TEMPLESTOWE 3106	\$1,525,000	14/03/2024
2	7 Saxon St DONCASTER 3108	\$1,560,000	12/01/2024
3	4 Grasmere Av DONCASTER EAST 3109	\$1,610,000	23/02/2024

**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: 

11/06/2024 11:39
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