Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	2 Saville Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,625,000	Pro	perty Type Ho	ouse		Suburb	Templestowe
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.

Address of comparable property

7.0	diess of comparable property	1 1100	Date of Sale
1	14 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,340,000	04/05/2024
2	5 Montclair Ct TEMPLESTOWE 3106	\$1,301,000	09/03/2024
3	318 High St TEMPLESTOWE LOWER 3107	\$1,300,000	23/03/2024

OR

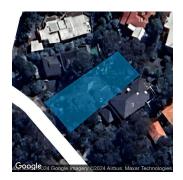
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/05/2024 10:09



Date of sale







Property Type: House (Res) **Land Size:** 734 sqm approx Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2024: \$1,625,000

Comparable Properties



14 Montpellier Cr TEMPLESTOWE LOWER

3107 (REI)

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Agent Comments

Price: \$1,340,000 **Method:** Auction Sale **Date:** 04/05/2024

Property Type: House (Res) Land Size: 662 sqm approx



5 Montclair Ct TEMPLESTOWE 3106 (REI)

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Price: \$1,301,000 **Method:** Auction Sale **Date:** 09/03/2024

Property Type: House (Res) **Land Size:** 673 sqm approx

Agent Comments



318 High St TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,300,000 **Method:** Auction Sale **Date:** 23/03/2024

Property Type: House (Res) Land Size: 654 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



