

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

3 Dora Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 to 31/12/2023 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	99-101 Websters Rd TEMPLESTOWE 3106	\$4,550,000	13/03/2024
2	8 Cottonwood Ct TEMPLESTOWE 3106	\$3,880,000	06/12/2023
3	206 Serpells Rd TEMPLESTOWE 3106	\$3,680,000	02/03/2024

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:

09/04/2024 11:16



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Property Type: House (Res)
Land Size: 4005 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,000,000 - \$4,400,000
Median House Price
 December quarter 2023: \$1,850,500

Comparable Properties



99-101 Websters Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 5  4  6

Price: \$4,550,000
Method: Private Sale
Date: 13/03/2024
Property Type: House (Res)
Land Size: 4119 sqm approx



8 Cottonwood Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  4  4

Price: \$3,880,000
Method: Private Sale
Date: 06/12/2023
Property Type: House (Res)
Land Size: 4000 sqm approx



206 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 5  4  4

Price: \$3,680,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 4061 sqm approx

Account - Barry Plant | P: 03 9842 8888