

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 4 Bedford Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Templestowe Lower

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	46 Bryson Gr TEMPLESTOWE LOWER 3107	\$1,350,000	16/11/2023
2	4 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,275,000	15/12/2023
3	98 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,193,000	17/12/2023

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: 04/03/2024 15:23



 3  2  4

Property Type: HOUSE
Land Size: 917 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 December quarter 2023: \$1,360,000

Comparable Properties



46 Bryson Gr TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI/VG)

 3  2  1

Price: \$1,350,000
Method: Private Sale
Date: 16/11/2023
Property Type: House (Res)
Land Size: 753 sqm approx



4 Benambra Dr TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI)

 3  2  2

Price: \$1,275,000
Method: Private Sale
Date: 15/12/2023
Property Type: House (Res)
Land Size: 725 sqm approx



98 Pleasant Rd TEMPLESTOWE LOWER 3107 [Agent Comments](#)
 (REI)

 3  2  4

Price: \$1,193,000
Method: Auction Sale
Date: 17/12/2023
Property Type: House (Res)
Land Size: 687 sqm approx

Account - Barry Plant | P: 03 9842 8888