

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 Ruskin Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,800,000

Property Type House

Suburb Templestowe

Period - From 01/04/2023

to 30/06/2023

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	15 Red Plum PI DONCASTER EAST 3109	\$1,630,000	12/09/2023
2	2 Hay Ct DONCASTER EAST 3109	\$1,500,000	29/05/2023
3	10 Verdi Ct TEMPLESTOWE 3106	\$1,466,000	26/08/2023

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:

22/09/2023 10:12



Property Type: House

Land Size: 981 sqm approx

Agent Comments

Comparable Properties



15 Red Plum PI DONCASTER EAST 3109 (REI) Agent Comments



Price: \$1,630,000

Method: Sold Before Auction

Date: 12/09/2023

Property Type: House (Res)

Land Size: 1150 sqm approx



2 Hay Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 29/05/2023

Property Type: House (Res)

Land Size: 904 sqm approx



10 Verdi Ct TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,466,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House

Land Size: 901 sqm approx