

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 Tramore Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

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 | 12 Crestmont Ct DONCASTER EAST 3109 | \$1,548,888 | 02/12/2023 |
| 2 | 4 Pine Hill Dr DONCASTER EAST 3109 | \$1,500,000 | 23/03/2024 |
| 3 | | | |

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:

08/04/2024 12:45

4 Tramore Close, Templestowe Vic 3106

**Jellis
Craig**

Sam Babalis
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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$1,850,500



5 2 2

Property Type: House

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



**12 Crestmont Ct DONCASTER EAST 3109
(REI/VG)**

Agent Comments

5 2 3

Price: \$1,548,888

Method: Auction Sale

Date: 02/12/2023

Property Type: House

Land Size: 824 sqm approx



4 Pine Hill Dr DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 790 sqm approx

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.

Account - Jellis Craig | P: 03 8841 4888



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