## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Caprice Court, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	\$2,750,000		&		\$2,950,000			
Median sale price								
Median price	\$1,730,500	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/04/2024	to	31/03/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	15 Rasmussen Dr TEMPLESTOWE 3106	\$2,850,000	30/11/2024
2	11 Princely Tce TEMPLESTOWE 3106	\$2,870,000	01/04/2025
3			

OR

**B**<sup>\*</sup> 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:

12/05/2025 09:55





Dallas Taylor





**Property Type:** House **Land Size:** 4471 sqm approx Agent Comments 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Indicative Selling Price \$2,750,000 - \$2,950,000 Median House Price Year ending March 2025: \$1,730,500

# Comparable Properties

15 Rasmussen Dr TEMPLESTOWE 3106 (REI/VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
11 Princely Tce TEMPLESTOWE 3106 (REI) 4 3 5 Price: \$2,870,000 Method: Private Sale Date: 01/04/2025 Property Type: House (Res) Land Size: 4051 sqm approx	Agent Comments

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



Propertydata

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