# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

# Property offered for sale

5 Montclair Court, Templestowe Vic 3106
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#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,800,000	Pro	perty Type	House		Suburb	Templestowe
Period - From	01/01/2023	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

Aut	areas or comparable property	1 1100	Date of Sale
1	4 Libra Ct TEMPLESTOWE 3106	\$1,210,000	04/10/2023
2	20 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,128,000	27/11/2023
3	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023

#### 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:	13/02/2024 14:22



Date of sale



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> **Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price**

Year ending December 2023: \$1,800,000



Property Type: House Land Size: 673 sqm approx **Agent Comments** 

# Comparable Properties



4 Libra Ct TEMPLESTOWE 3106 (REI/VG)

Price: \$1,210,000

Method: Sold Before Auction

Date: 04/10/2023

Property Type: House (Res) Land Size: 756 sqm approx

**Agent Comments** 



20 Olympus Dr TEMPLESTOWE LOWER 3107

(REI)

Price: \$1,128,000 Method: Private Sale Date: 27/11/2023

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



6 Foote St TEMPLESTOWE LOWER 3107

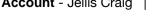
(REI/VG)

Price: \$1,125,000

Method: Sold Before Auction

Date: 31/10/2023 Rooms: 6

Property Type: House Land Size: 857 sqm approx Agent Comments



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