

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

5 Montclair Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,100,000

 &

\$1,200,000

Median sale price

Median price

\$1,800,000

 Property 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	Price	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



3 2 2

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

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

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

Comparable Properties



4 Libra Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

4 2 2

Price: \$1,210,000
Method: Sold Before Auction
Date: 04/10/2023
Property Type: House (Res)
Land Size: 756 sqm approx



20 Olympus Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,128,000
Method: Private Sale
Date: 27/11/2023
Property Type: House (Res)
Land Size: 654 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 1 2

Price: \$1,125,000
Method: Sold Before Auction
Date: 31/10/2023
Rooms: 6
Property Type: House
Land Size: 857 sqm approx

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