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 Noorilim Close, Templestowe Vic 3106

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | /underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-------------|------|--------|-------------|
| Range betweer | \$1,800,000 | | & | | \$1,980,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,625,000 | Pro | operty Type | Hou | se | | Suburb | Templestowe |
| Period - From | 01/01/2024 | to | 31/03/2024 | | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property | Price | Date of sale |
|-----|-----------------------------------|-------------|--------------|
| 1 | 38 Hillcroft Dr TEMPLESTOWE 3106 | \$1,625,000 | 02/03/2024 |
| 2 | 46 Woodlea St DONCASTER EAST 3109 | \$1,888,800 | 02/12/2023 |
| 3 | 6 Noorilim CI TEMPLESTOWE 3106 | \$2,400,000 | 23/09/2023 |

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:

15/04/2024 14:53





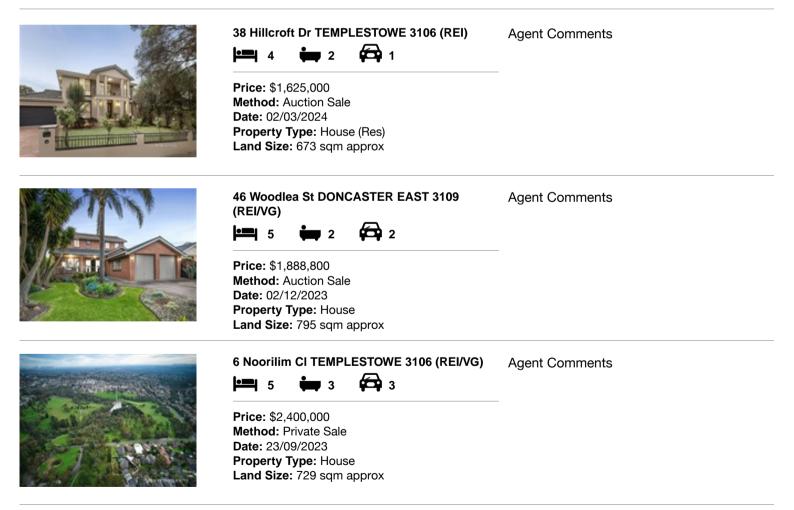




Property Type: House (Res) **Land Size:** 722 sqm approx Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price March quarter 2024: \$1,625,000

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.

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



property data

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