

# 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 Noorilim Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000 & \$1,980,000

### Median sale price

Median price \$1,625,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 to 31/03/2024 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	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 Cl 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



 4  
  4  
  2

**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



**38 Hillcroft Dr TEMPLESTOWE 3106 (REI)**

Agent Comments

 4  
  2  
  1

**Price:** \$1,625,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 673 sqm approx



**46 Woodlea St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 5  
  2  
  2

**Price:** \$1,888,800

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House

**Land Size:** 795 sqm approx



**6 Noorilim Ct TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

 5  
  3  
  3

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 23/09/2023

**Property Type:** House

**Land Size:** 729 sqm approx

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