### 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

6 Elberta Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,360,000	Pro	operty Type	Hous	se		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	7 Totara Ct TEMPLESTOWE LOWER 3107	\$1,440,000	23/03/2024
2	54 Olympus Dr TEMPLESTOWE LOWER 3107	\$1,371,000	10/12/2023
3	6 Riddell St TEMPLESTOWE LOWER 3107	\$1,350,000	12/03/2024

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:

27/03/2024 14:13



# Harcourts





Property Type: Divorce/Estate/Family Transfers Land Size: 662 sqm approx Agent Comments Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,360,000

## **Comparable Properties**



7 Totara Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,440,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 774 sqm approx



54 Olympus Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI/VG)



Price: \$1,371,000 Method: Auction Sale Date: 10/12/2023 Property Type: House (Res) Land Size: 651 sqm approx



6 Riddell St TEMPLESTOWE LOWER 3107 (REI)



Price: \$1,350,000 Method: Sold Before Auction Date: 12/03/2024 Property Type: House (Res) Land Size: 668 sqm approx

#### Account - Harcourts Manningham | P: 03 9842 8000



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Agent Comments