

## 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 Lalani Terrace, Templestowe							
Indicative selling p	rice							
For the meaning of this p	rice see consun	ner.vic.gov.au/ur	nderquotir	ng (*Delete s	ingle pric	e or range as ap	plicable)	
Single price \$1,998,000								
Median sale price								
Median price \$1,777,	ian price \$1,777,000 Property type House S				Suburb	burb Templestowe		
Period - From Jan 202	24 to	March 2024	Source	REIV				
Comparable property sales								
B* The estate ager were sold within						three comparab	le properties	
Address of comparable property					Pr	ice	Date of sale	
1. 1 Lalani Terrace, Templestowe					\$ -	1,955,000	2/09/2023	
2. 8 Aloha Gardens, Templestowe					\$ 2	2,051,000	6/12/2023	
3. 10 Verne Court, Templestowe					\$2	,100,000	8/11/2023	

This Statement of Information was prepared on: 12/06/2024



# **Comparable properties**



#### \$1,955,000

1 Lalani Terrace, Templestowe, Victoria

DATE: 2/09/223

PROPERTY TYPE: HOUSE

**5** 

3

**3** 4

788 sqm



#### \$ 2,051,000

8 Aloha Gardens, Templestowe, Victoria

DATE: 6/12/2023

PROPERTY TYPE: HOUSE

**4** 

840 sqm



#### \$ 2,100,000

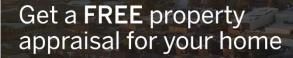
10 Verne Court, Templestowe, Victoria

DATE: 8/11/223

PROPERTY TYPE: HOUSE

**2** 

848 sqm ×



APPRAISE MY PROPERTY ->

### **Our Difference**



