

## 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 price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,998,000

### Median sale price

Median price \$1,777,000

Property type House

Suburb Templestowe

Period - From Jan 2024

to

March 2024

Source REIV

### Comparable property sales

**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

Address of comparable property	Price	Date of sale
1. 1 Lalani Terrace, Templestowe	\$ 1,955,000	2/09/2023
2. 8 Aloha Gardens, Templestowe	\$ 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  
 4    788 sqm



**\$ 2,051,000**

8 Aloha Gardens, Templestowe, Victoria

DATE: 6/12/2023

PROPERTY TYPE: HOUSE

 4    2  
 4    840 sqm



**\$ 2,100,000**

10 Verne Court, Templestowe, Victoria

DATE: 8/11/223

PROPERTY TYPE: HOUSE

 4    3  
 2    848 sqm x

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## Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee