

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 Larnaca Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,950,000 & \$2,145,000

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	8 Forest Ct TEMPLESTOWE 3106	\$2,200,000	22/12/2023
2	25 Leawarra Cr DONCASTER EAST 3109	\$1,988,000	02/12/2023
3	5 Willorna Ct DONCASTER EAST 3109	\$1,950,000	24/12/2023

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: 30/04/2024 11:51



 4  2  2

Rooms: 10
Property Type: House
Land Size: 896sqm sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
March quarter 2024: \$1,625,000

Comparable Properties



8 Forest Ct TEMPLESTOWE 3106 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$2,200,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 709 sqm approx



25 Leawarra Cr DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,988,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 796 sqm approx



5 Willorna Ct DONCASTER EAST 3109 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,950,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 968 sqm approx

Account - Marshall White | P: 03 9822 9999