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 Riddell Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,360,000	Pro	perty Type	House		Suburb	Templestowe Lower
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	11 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,250,000	14/10/2023
2	6 Foote St TEMPLESTOWE LOWER 3107	\$1,125,000	31/10/2023
3	8 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,100,000	20/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/02/2024 15:39





Nicole Qiu 8841 4888 0422 419 357 nicoleqiu@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2023: \$1,360,000



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Property Type: House Land Size: 668 sqm approx Agent Comments

Comparable Properties



11 Ardgower Ct TEMPLESTOWE LOWER 3107 Agent Comments

(REI/VG)

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Price: \$1,250,000 **Method:** Auction Sale **Date:** 14/10/2023

Property Type: House (Res) **Land Size:** 654 sqm approx



6 Foote St TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,125,000

Method: Sold Before Auction

Date: 31/10/2023 **Rooms:** 6

Property Type: House **Land Size:** 857 sqm approx



8 Pentlowe Av TEMPLESTOWE LOWER 3107

(REI)

— 3





Price: \$1,100,000

Method: Private Sale Date: 20/12/2023 Property Type: House (Res)

Land Size: 721 sqm approx **Account** - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

REIV



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Agent Comments

Agent Comments