

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered f	or sale					
Addres Including suburb ar postcoo	d 6 Shelley Cour	t, Templestowe				
Indicative selling	price					
For the meaning of this	price see consum	ner.vic.gov.au/un	derquotin	g (*Delete si	ngle pric	e or range as applicable)
Single prid	\$1,880,000					
Median sale price						
Median price \$1,70	0,000	Property type	House		Suburb	Templestowe
Period - From July 2	023 to	Oct 2023	Source	Realestate.	com	
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Comparable property sales

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. 42 Shakespeare Drive, Templestowe	\$ 1,805,000	18/8/2023
2. 9 Glenvista Place, Templestowe	\$ 1,888,000	16/8/2023
3. 30 Peter-budge Avenue, Templestowe	\$ 1,850,000	26/8/2023

This Statement of Information was prepared on:	9/11/2023
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Comparable properties



\$1,805,000

42 Shakespeare Drive, Templestowe, Victoria

DATE: 18/8/2023

PROPERTY TYPE: HOUSE

2

// 656 sqm



\$1,888,000

9 Glenvista Place, Templestowe, Victoria

DATE: 16/8/2023

PROPERTY TYPE: HOUSE

786 sqm



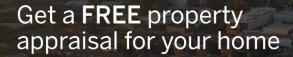
\$ 1,850,000

30 Peter-budge Avenue, Templestowe, Victoria

DATE: 26/8/2023

PROPERTY TYPE: HOUSE

651 sqm ×



APPRAISE MY PROPERTY ->

Our Difference



