

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 Shelley Court, Templestowe

Indicative selling price

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

Single price

\$1,880,000

Median sale price

Median price

\$1,700,000

Property type

House

Suburb

Templestowe

Period - From

July 2023

to

Oct 2023

Source

Realestate.com

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

Comparable properties



\$ 1,805,000

42 Shakespeare Drive, Templestowe, Victoria

DATE: 18/8/2023

PROPERTY TYPE: HOUSE

 4  2
 2  656 sqm



\$ 1,888,000

9 Glenvista Place, Templestowe, Victoria

DATE: 16/8/2023

PROPERTY TYPE: HOUSE

 4  3
 2  786 sqm



\$ 1,850,000

30 Peter-budge Avenue, Templestowe, Victoria

DATE: 26/8/2023

PROPERTY TYPE: HOUSE

 4  2
 2  651 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only 21 days on market



We pay your marketing fees



Highest price guarantee