

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 7 Bedervale Drive, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,773,500 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/09/2023 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	Price	Date of sale
1	7 Bramber Ct TEMPLESTOWE 3106	\$1,777,000	08/07/2023
2	4 Hutchins Tce TEMPLESTOWE 3106	\$1,590,000	17/11/2023
3	9 Jacobena Pl TEMPLESTOWE 3106	\$1,360,000	26/10/2023

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: 18/12/2023 11:38



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Property Type: House
Land Size: 1036 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median House Price
 September quarter 2023: \$1,773,500

Comparable Properties



7 Bramber Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

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  2
  2

Price: \$1,777,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 1022 sqm approx



4 Hutchins Tce TEMPLESTOWE 3106 (REI) Agent Comments

 4
  2
  2

Price: \$1,590,000
Method: Sold Before Auction
Date: 17/11/2023
Property Type: House (Res)
Land Size: 922 sqm approx



9 Jacobena Pl TEMPLESTOWE 3106 (REI) Agent Comments

 4
  2
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Price: \$1,360,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: House (Res)
Land Size: 900 sqm approx

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