

## 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 CAMINOLE WYND TEMPLESTOWE VIC 3106

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,630,000

Property type

House

Suburb

Templestowe

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

Address of comparable property	Price	Date of sale
10 VERDI COURT TEMPLESTOWE VIC 3106	\$1,466,000	26-Aug-23

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 6 months.

This Statement of Information was prepared on: 19 December 2023

**10 VERDI COURT TEMPLESTOWE  
VIC 3106**Sold Price **\$1,466,000** Sold Date **26-Aug-23**

🛏️ 4 🚿 2 🚗 2

Distance **0.83km****RS** = Recent sale      **UN** = Undisclosed Sale

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