## 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 Palm Court, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,450,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	176 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,185,000	10/06/2023
2	27 Rose Av BULLEEN 3105	\$1,182,000	16/06/2023
3	42 Templestowe Rd BULLEEN 3105	\$1,055,000	07/03/2023

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:

25/07/2023 09:53









Property Type: House Land Size: 697 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2023: \$1,450,000

# **Comparable Properties**





176 Templestowe Rd TEMPLESTOWE LOWER Agent Comments 3107 (REI)



Price: \$1,185,000 Method: Auction Sale Date: 10/06/2023 Property Type: House (Res) Land Size: 654 sqm approx

27 Rose Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,182,000 Method: Private Sale Date: 16/06/2023 Property Type: House (Res) Land Size: 584 sqm approx



42 Templestowe Rd BULLEEN 3105 (REI/VG) Agent Comments



Price: \$1,055,000 Method: Private Sale Date: 07/03/2023 Property Type: House Land Size: 779 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



property data

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