

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 consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,450,000 Property Type House Suburb Templestowe Lower

Period - From 01/04/2023 to 30/06/2023 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	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



 3  2  2

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 3107 (REI) **Agent Comments**

 3  2  2

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**

 3  2  2

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**

 3  1  2

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