

# 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 Tramore Close, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb Templestowe

Period - From 01/01/2023 to 31/12/2023 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 Caminole Wynd TEMPLESTOWE 3106	\$1,610,000	01/02/2024
2	4 Pine Hill Dr DONCASTER EAST 3109	\$1,500,000	23/03/2024
3	382 Church Rd TEMPLESTOWE 3106	\$1,480,000	03/02/2024

**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:

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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 793 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,500,000  
**Median House Price**  
 Year ending December 2023: \$1,800,000

## Comparable Properties



**7 Caminole Wynd TEMPLESTOWE 3106 (REI)** Agent Comments



**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 01/02/2024  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx



**4 Pine Hill Dr DONCASTER EAST 3109 (REI)** Agent Comments



**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**382 Church Rd TEMPLESTOWE 3106 (REI)** Agent Comments



**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 809 sqm approx

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