Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Briarfield Court, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,480,000		&		\$1,580,000			
Median sale pr	rice							
Median price	\$1,800,000	Pro	operty Type	Ηοι	ise		Suburb	Templestowe
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	30 Board St DONCASTER 3108	\$1,580,000	29/10/2023
2			
3			

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:

09/02/2024 10:15





Nicole Qiu 8841 4888



Property Type: House Land Size: 751 sqm approx Agent Comments 0422 419 357 nicoleqiu@jelliscraig.com.au Indicative Selling Price \$1 480 000 - \$1 580 000

\$1,480,000 - \$1,580,000 **Median House Price** Year ending December 2023: \$1,800,000

Comparable Properties



30 Board St DONCASTER 3108 (REI)



Price: \$1,580,000 Method: Sold After Auction Date: 29/10/2023 Property Type: House (Res) Land Size: 658 sqm approx Agent Comments

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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