

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 8 Coleridge Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Templestowe

Period - From 01/01/2024 to 31/03/2024 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 | 15 Whitehall Ct TEMPLESTOWE 3106 | \$2,420,000 | 01/12/2023 |
| 2 | 32 Shakespeare Dr TEMPLESTOWE 3106 | \$2,390,000 | 18/01/2024 |
| 3 | 237 Serpells Rd TEMPLESTOWE 3106 | \$2,300,000 | 22/02/2024 |

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: 27/05/2024 14:33



 4  2  2

Rooms: 4
Property Type: House
Land Size: 804 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,300,000 - \$2,500,000
Median House Price
 March quarter 2024: \$1,625,000

Comparable Properties



15 Whitehall Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

 4  2  2

Price: \$2,420,000
Method: Private Sale
Date: 01/12/2023
Property Type: House (Res)
Land Size: 787 sqm approx



32 Shakespeare Dr TEMPLESTOWE 3106 (REI/VG) Agent Comments

 5  5  4

Price: \$2,390,000
Method: Private Sale
Date: 18/01/2024
Property Type: House
Land Size: 862 sqm approx



237 Serpells Rd TEMPLESTOWE 3106 (REI) Agent Comments

 5  4  2

Price: \$2,300,000
Method: Expression of Interest
Date: 22/02/2024
Property Type: House (Res)
Land Size: 950 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799