

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 9 Mossdale Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,650,000 & \$1,790,000

Median sale price

Median price \$1,850,500 Property Type House Suburb Templestowe

Period - From 01/10/2023 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	1 Bindi Ct TEMPLESTOWE 3106	\$1,685,000	29/12/2023
2	4 Loxley Ct DONCASTER EAST 3109	\$1,665,000	09/12/2023
3	46 Turana St DONCASTER 3108	\$1,621,000	09/12/2023

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: 05/02/2024 13:40



 4  2  2

Rooms: 5
Property Type: House
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,790,000
Median House Price
December quarter 2023: \$1,850,500

Comparable Properties



1 Bindi CI TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,685,000
Method: Private Sale
Date: 29/12/2023
Property Type: House
Land Size: 777 sqm approx



4 Loxley Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,665,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 747 sqm approx



46 Turana St DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,621,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 667 sqm approx

Account - VICPROP