

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

3 Forest Court, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,535,000

Property Type

House

Suburb

Templestowe

Period - From

01/01/2020

to

31/03/2020

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	13 The Priory TEMPLESTOWE 3106	\$1,500,000	29/05/2020
2	21 Capricorn Av DONCASTER EAST 3109	\$1,468,000	13/06/2020
3	9 Mcgahy Ct TEMPLESTOWE 3106	\$1,430,000	05/06/2020

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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Indicative Selling Price

\$1,500,000

Median House Price

March quarter 2020: \$1,535,000



4 3 2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties

13 The Priory TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Private Sale

Date: 29/05/2020

Property Type: House (Res)



21 Capricorn Av DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,468,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)

Land Size: 654 sqm approx



9 Mcgahy Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,430,000

Method: Private Sale

Date: 05/06/2020

Property Type: House

Land Size: 785 sqm approx