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

6 Martindale Place, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,950,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$1,776,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	21/11/2023	to	20/11/2024		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 six months 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	6 Oran Ct DONCASTER EAST 3109	\$1,950,000	16/11/2024
2	12 Dena Ct TEMPLESTOWE 3106	\$2,038,800	09/11/2024
3	10 Wimbledon Ct DONCASTER EAST 3109	\$1,957,500	27/08/2024

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:

21/11/2024 09:53









Property Type: House (Res) **Land Size:** 786 sqm approx Agent Comments Indicative Selling Price \$1,950,000 - \$2,050,000 Median House Price 21/11/2023 - 20/11/2024: \$1,776,000

Comparable Properties



Price: \$1,950,000 Method: Auction Sale Date: 16/11/2024 Property Type: House (Res) Land Size: 990 sqm approx

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12 Dena Ct TEMPLESTOWE 3106 (REI)

6 Oran Ct DONCASTER EAST 3109 (REI)

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Agent Comments

Agent Comments

Price: \$2,038,800 Method: Auction Sale Date: 09/11/2024 Property Type: House (Res) Land Size: 966 sqm approx



10 Wimbledon Ct DONCASTER EAST 3109 (REI/VG) Agent Comments

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Price: \$1,957,500 Method: Private Sale Date: 27/08/2024

Property Type: House Land Size: 786 sqm approx

Account - Barry Plant | P: 03 9842 8888



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