

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,050,000

### Median sale price

Median price \$1,776,000 Property Type House Suburb Templestowe

Period - From 21/11/2023 to 20/11/2024 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	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



 4    3    2

**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



**6 Oran Ct DONCASTER EAST 3109 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 990 sqm approx

**12 Dena Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

 4    2    2

**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

 4    3    2

**Price:** \$1,957,500

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** House

**Land Size:** 786 sqm approx

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