

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

7 Shute Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,433,000

Property Type House

Suburb Templestowe

Period - From 01/10/2019

to 30/09/2020

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 Harkaway Rise DONCASTER EAST 3109	\$1,570,000	26/06/2020
2	8 Tennyson Ct TEMPLESTOWE 3106	\$1,555,000	12/07/2020
3	13 The Priory TEMPLESTOWE 3106	\$1,500,000	29/05/2020

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:

14/11/2020 17:08



Property Type: House (Res)

Land Size: 783 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending September 2020: \$1,433,000

Comparable Properties



13 Harkaway Rise DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,570,000

Method: Private Sale

Date: 26/06/2020

Property Type: House

Land Size: 801 sqm approx

8 Tennyson Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,555,000

Method: Private Sale

Date: 12/07/2020

Property Type: House (Res)

Land Size: 912 sqm approx

13 The Priory TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Private Sale

Date: 29/05/2020

Property Type: House (Res)

Land Size: 796 sqm approx