

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

24 Larnaca Court, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,999,000

Median sale price

Median price \$1,526,944

House

X

Unit

Suburb Templestowe

Period - From 01/04/2017

to

30/06/2017

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	12 Oakwood Ct TEMPLESTOWE 3106	\$2,000,000	18/03/2017
2	3 Bindi Ct TEMPLESTOWE 3106	\$1,952,000	01/04/2017
3	36 Newmans Rd TEMPLESTOWE 3106	\$1,930,000	16/09/2017

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.



 5  2  2

Rooms: 9

Property Type: House

Land Size: 779 sqm approx

Agent Comments

Comparable Properties



12 Oakwood Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments

 4  2  2

Price: \$2,000,000

Method: Auction Sale

Date: 18/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 686 sqm approx



3 Bindi CI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,952,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 10

Property Type: House (Res)

Land Size: 790 sqm approx



36 Newmans Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 5  3  2

Price: \$1,930,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 807 sqm approx