

Dallas Taylor 8841 4808 0408 217 778 dallastaylor@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	24 Larnaca Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,526,944	Hou	ise 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

1	12 Oakwood Ct TEMPLESTOWE 3106	\$2,000,000	18/03/2017
2	3 Bindi CI 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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





Price

Date of sale

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Indicative Selling Price \$1,999,000 **Median House Price** June quarter 2017: \$1,526,944



Rooms: 9

Property Type: House Land Size: 779 sqm approx

Agent Comments

Comparable Properties



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

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)



Price: \$1,952,000 Method: Auction Sale Date: 01/04/2017 Rooms: 10

Property Type: House (Res) Land Size: 790 sqm approx

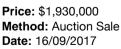
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Agent Comments

Agent Comments



Rooms: -

Property Type: House (Res) Land Size: 807 sqm approx

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