

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

3 Forest Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,651,000 Property Type House Suburb Templestowe

Period - From 01/04/2021 to 30/06/2021 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 Monteath PI DONCASTER EAST 3109	\$1,690,000	24/08/2021
2	2 Houndwood CI DONCASTER EAST 3109	\$1,667,000	16/08/2021
3	43 Huntingfield Dr DONCASTER EAST 3109	\$1,655,000	08/05/2021

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: 12/10/2021 10:41

Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au



 4  3  2

Rooms: 8
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
June quarter 2021: \$1,651,000

Comparable Properties



12 Monteath PI DONCASTER EAST 3109
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,690,000
Method: Auction Sale
Date: 24/08/2021
Property Type: House (Res)
Land Size: 785 sqm approx



2 Houndswood CI DONCASTER EAST 3109
(REI)

Agent Comments

 4  2  2

Price: \$1,667,000
Method: Sold Before Auction
Date: 16/08/2021
Rooms: 9
Property Type: House (Res)
Land Size: 725 sqm approx



43 Huntingfield Dr DONCASTER EAST 3109
(REI/VG)

Agent Comments

 5  3  2

Price: \$1,655,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 775 sqm approx

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822