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	39 Forest Court, Templestowe Vic 3106

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,789,000 Property Type House Suburb Templestowe

Period - From 01/07/2023 to 30/06/2024 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 Lalani Tce TEMPLESTOWE 3106	$1,850,000	19/08/2024
2	2 Van Unen Ct DONCASTER EAST 3109	$1,890,000	22/06/2024
3	13 Helmsdale Ret TEMPLESTOWE 3106	$1,922,000	15/06/2024

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: 26/09/2024 15:07

39 Forest Court, Templestowe Vic 3106

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4 2 2

Property Type: House
Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending June 2024: $1,789,000

Comparable Properties



6 Lalani Tce TEMPLESTOWE 3106 (REI)

5 2 2

Price: $1,850,000
Method: Private Sale
Date: 19/08/2024
Property Type: House
Land Size: 829 sqm approx

Agent Comments



2 Van Unen Ct DONCASTER EAST 3109 (REI)

4 2 2

Price: $1,890,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 787 sqm approx

Agent Comments



13 Helmsdale Ret TEMPLESTOWE 3106 (REI/VG)

4 2 2

Price: $1,922,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 1020 sqm approx

Agent Comments

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