

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	8 Strand Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
---------------------------	---	-------------

Median sale price

Median price	\$1,468,888	Hou	ise X	Unit			Suburb	Templestowe
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

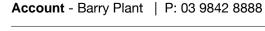
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	16 Darnley Dr TEMPLESTOWE 3106	\$1,385,000	23/09/2017
2	2 Hampden Ct TEMPLESTOWE 3106	\$1,375,000	16/11/2017
3	18 Peachwood Rise DONCASTER EAST 3109	\$1,350,000	02/12/2017

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.







activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 31/01/2018 10:40







Rooms:

Property Type: House (Res) **Land Size:** 850 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2017: \$1,468,888

Comparable Properties



16 Darnley Dr TEMPLESTOWE 3106 (REI/VG)

4 🕹



2

Price: \$1,385,000 **Method:** Auction Sale **Date:** 23/09/2017

Rooms: -

Property Type: House (Res) **Land Size:** 785 sqm approx

Agent Comments



2 Hampden Ct TEMPLESTOWE 3106 (REI)

4





6 2

Price: \$1,375,000 **Method:** Private Sale **Date:** 16/11/2017 **Rooms:** 7

Property Type: House (Res) **Land Size:** 670 sqm approx

Agent Comments



18 Peachwood Rise DONCASTER EAST 3109

(REI)







Agent Comments

Price: \$1,350,000 **Method:** Auction Sale **Date:** 02/12/2017

Rooms: -

Property Type: House (Res) **Land Size:** 792 sqm approx

Account - Barry Plant | P: 03 9842 8888





Generated: 31/01/2018 10:40