

## 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 12 Helmsdale Retreat, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,488,000

#### Median sale price

Median price \$1,460,000 House X Unit Suburb Templestowe

Period - From 01/01/2018 to 31/03/2018 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	23 Jenkins Dr TEMPLESTOWE 3106	\$1,510,000	03/03/2018
2	3 Beale Ct TEMPLESTOWE 3106	\$1,488,000	17/03/2018
3	8 Azure Ct TEMPLESTOWE 3106	\$1,478,000	07/04/2018

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.



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**Rooms:****Property Type:** House (Res)**Land Size:** 765 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,488,000

**Median House Price**

March quarter 2018: \$1,460,000

## Comparable Properties

**23 Jenkins Dr TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

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**Price:** \$1,510,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 877 sqm approx**3 Beale Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

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**Price:** \$1,488,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 720 sqm approx**8 Azure Ct TEMPLESTOWE 3106 (REI)**

Agent Comments

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**Price:** \$1,478,000**Method:** Auction Sale**Date:** 07/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 813 sqm approx