

#### 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	12 Helmsdale Retreat, 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	\$1,460,000	Hou	ise 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.

Ad	dress 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

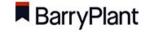
#### OR

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.



Account - Barry Plant | P: 03 9842 8888









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)



Price: \$1,510,000 Method: Auction Sale Date: 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 877 sqm approx

**Agent Comments** 



3 Beale Ct TEMPLESTOWE 3106 (REI)





Price: \$1,488,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



8 Azure Ct TEMPLESTOWE 3106 (REI)





Price: \$1,478,000 Method: Auction Sale Date: 07/04/2018

Rooms: -

Property Type: House (Res) Land Size: 813 sqm approx

**Agent Comments** 

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