

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

19 Browning Drive, 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 \$1,552,000

House X

Suburb Templestowe

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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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Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

March quarter 2017: \$1,552,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



3 Bindi CI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,952,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 10

Property Type: House (Res)

Land Size: 790 sqm



1 Dalkeith Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,905,000

Method: Auction Sale

Date: 12/11/2016

Rooms: 5

Property Type: House (Res)

Land Size: 777 sqm

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.