

## 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 Alfred Street, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between \$1,090,000 & \$1,199,000

#### Median sale price

Median price \$1,152,500 House ☒ Unit ☐ Suburb Templestowe Lower

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 75 Hodgson St TEMPLESTOWE LOWER 3107	\$1,150,000	28/03/2018
2 2 Saville Ct TEMPLESTOWE 3106	\$1,100,000	13/04/2018
3 226 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$1,100,000	16/12/2017

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.



**Rooms:**

**Property Type:** House

**Land Size:** 725 sqm approx

**Agent Comments**

## Comparable Properties



**75 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 28/03/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 718 sqm approx



**2 Saville Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 13/04/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 737 sqm approx



**226 Greenslopes Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 16/12/2017

**Rooms:** 7

**Property Type:** House (Res)