

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

8 Emerald Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

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

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4 Halsbury Cl DONCASTER EAST 3109	\$1,330,288	07/03/2017
14 Ferndell Cr TEMPLESTOWE 3106	\$1,305,000	25/03/2017
56 Greenridge Av TEMPLESTOWE 3106	\$1,300,000	27/03/2017

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

March quarter 2017: \$1,552,000



 4  3  2

Rooms:

Property Type: House

Land Size: 602 sqm approx

Agent Comments

Comparable Properties

4 Halsbury Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  3  2

Price: \$1,330,288

Method: Private Sale

Date: 07/03/2017

Rooms: -

Property Type: House



14 Ferndell Cr TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  3

Price: \$1,305,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx

56 Greenridge Av TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 27/03/2017

Rooms: -

Property Type: House

Land Size: 686 sqm approx