

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 SINCLAIR AVENUE, TEMPLESTOWE LOWER, VIC 3107

Indicative selling price

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

Price Range: \$1,165,000 to \$1,281,500

Median sale price

Median price

\$800,000

House

Unit

X

Suburb

TEMPLESTOWE
LOWER

Period

01 January 2017 to 31 December
2017

Source

 pricefinder

Comparable property sales

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
2/223 HIGH ST, TEMPLESTOWE LOWER, VIC 3107	*\$1,145,000	24/02/2018
9 BALMORAL AVE, TEMPLESTOWE LOWER, VIC 3107	\$1,035,000	19/12/2017
2 ARAPILLES DR, TEMPLESTOWE LOWER, VIC 3107	**\$1,445,000	18/12/2017