

## 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

1/17 Gertrude 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 \$790,000 & \$850,000

#### Median sale price

Median price \$940,000 House Unit X Suburb Templestowe Lower

Period - From 01/10/2017 to 31/12/2017 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
1 274 Manningham Rd TEMPLESTOWE LOWER 3107	\$850,000	15/11/2017
2 2/16 Ronald Av BULLEEN 3105	\$845,000	11/08/2017
3 1/24 Westwood Dr BULLEEN 3105	\$800,000	27/09/2017

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.

1/17 Gertrude Street, Templestowe Lower Vic 3107



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**Indicative Selling Price**

\$790,000 - \$850,000

**Median Unit Price**

December quarter 2017: \$940,000



3 1 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 420 approx. sqm  
approx

Agent Comments

## Comparable Properties



**274 Manningham Rd TEMPLESTOWE LOWER 3107 (VG)** Agent Comments

3 - -

**Price:** \$850,000

**Method:** Sale

**Date:** 15/11/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**2/16 Ronald Av BULLEEN 3105 (REI/VG)** Agent Comments

3 - -

**Price:** \$845,000

**Method:** Private Sale

**Date:** 11/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**1/24 Westwood Dr BULLEEN 3105 (VG)** Agent Comments

3 - -

**Price:** \$800,000

**Method:** Sale

**Date:** 27/09/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)