

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

29 Innisfallen Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,468,888

House

X

Unit

Suburb

Templestowe

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	3 Stradmore Av TEMPLESTOWE 3106	\$1,100,000	08/12/2017
2	11 Spring Valley Dr TEMPLESTOWE 3106	\$1,086,000	21/03/2018
3	411 Porter St TEMPLESTOWE 3106	\$1,000,000	05/03/2018

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.



 3  2  2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2017: \$1,468,888

Comparable Properties



3 Stradmore Av TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000
Method: Private Sale
Date: 08/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx

11 Spring Valley Dr TEMPLESTOWE 3106 (REI) Agent Comments

 3  2  4

Price: \$1,086,000
Method: Sold Before Auction
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 787 sqm approx



411 Porter St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Private Sale
Date: 05/03/2018
Rooms: -
Property Type: House (Res)