

## 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](http://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)