

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

15 Ranleigh Rise, Templestowe Lower Vic 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,340,000 House X Unit Suburb Templestowe Lower

Period - From 01/07/2017 to 30/09/2017 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	5 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,030,000	23/08/2017
2	4 Astley St TEMPLESTOWE LOWER 3107	\$1,015,000	19/08/2017
3	30 Lowan Av TEMPLESTOWE LOWER 3107	\$975,000	20/05/2017

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.~~

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 766 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

September quarter 2017: \$1,340,000

Comparable Properties

**5 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

**Price:** \$1,030,000**Method:** Private Sale**Date:** 23/08/2017**Rooms:** 6**Property Type:** House (Res)**4 Astley St TEMPLESTOWE LOWER 3107 (REI)** Agent Comments**Price:** \$1,015,000**Method:** Auction Sale**Date:** 19/08/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 643 sqm approx**30 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

**Price:** \$975,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 451 sqm approx