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	2 Hampden Court, Templestowe Vic 3106

Indicative selling price

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

Single price	$1,410,000

Median sale price

Median price	$1,512,500	House	X	Unit		Suburb	Templestowe
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	6 Glen Orchard Cl TEMPLESTOWE 3106	$1,522,888	21/10/2017
2	45 Worthing Av DONCASTER EAST 3109	$1,468,000	21/10/2017
3	56 Greenridge Av TEMPLESTOWE 3106	$1,430,000	31/08/2017

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.~~

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Rooms:
Property Type: House
Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
$1,410,000
Median House Price
September quarter 2017: $1,512,500

Comparable Properties

6 Glen Orchard Cl TEMPLESTOWE 3106 (REI)

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Price: $1,522,888
Method: Sold Before Auction
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments

45 Worthing Av DONCASTER EAST 3109 (REI)

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Price: $1,468,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 8
Property Type: House (Res)

Agent Comments

56 Greenridge Av TEMPLESTOWE 3106 (VG)

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Price: $1,430,000
Method: Sale
Date: 31/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments