

## 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	5 Fyfe Drive, Templestowe Lower Vic 3107
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,125,000

#### Median sale price

Median price	\$1,028,000	House	X	Unit		Suburb	Templestowe Lower
Period - From	01/01/2019	to	31/03/2019	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	13 Winston Dr DONCASTER 3108	\$1,090,000	09/03/2019
2	16 Monaco St DONCASTER 3108	\$1,060,000	18/12/2018
3	17 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,038,000	11/05/2019

**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.~~