

## 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

18 Milsom Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between

\$850,000

&

\$930,000

#### Median sale price

Median price

\$1,115,000

House

X

Unit

Suburb

Templestowe  
Lower

Period - From

01/04/2018

to

31/03/2019

Source

REIV

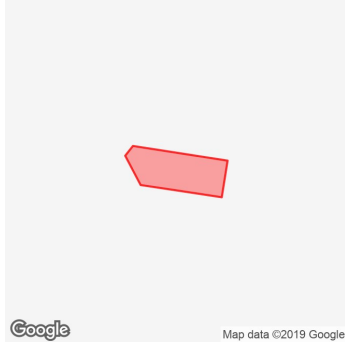
#### Comparable property sales (\*Delete A or B below as applicable)

- 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	36 Lowan Av TEMPLESTOWE LOWER 3107	\$940,000	23/12/2018
2	26 Dellfield Dr TEMPLESTOWE LOWER 3107	\$870,000	29/01/2019
3	27 Bryson Gr TEMPLESTOWE LOWER 3107	\$820,000	23/01/2019

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 726 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$850,000 - \$930,000

**Median House Price**

Year ending March 2019: \$1,115,000

## Comparable Properties

**36 Lowan Av TEMPLESTOWE LOWER 3107 (REI/VG)**

[Agent Comments](#)



**Price:** \$940,000

**Method:** Private Sale

**Date:** 23/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**26 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI/VG)**

[Agent Comments](#)



**Price:** \$870,000

**Method:** Private Sale

**Date:** 29/01/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 657 sqm approx



**27 Bryson Gr TEMPLESTOWE LOWER 3107 (VG)**

[Agent Comments](#)



**Price:** \$820,000

**Method:** Sale

**Date:** 23/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx