

## 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

9 Esther Street, 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

\$1,150,000

&

\$1,250,000

#### Median sale price

Median price

\$1,170,750

House

X

Suburb

Templestowe Lower

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
43 Alfreda Av BULLEEN 3105	\$1,200,000	25/03/2017
112 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,161,500	21/03/2017
6 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,150,000	01/04/2017



 3  1  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 725 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
March quarter 2017: \$1,170,750

## Comparable Properties



**43 Alfreda Av BULLEEN 3105 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House (Res)



**112 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 3  2  4

**Price:** \$1,161,500  
**Method:** Sold Before Auction  
**Date:** 21/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 655 sqm



**6 Benambra Dr TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 725 sqm