

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

11 Kolor Way, Templestowe VIC 3106

Indicative selling price

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

**SINGLE
PRICE**

\$999,000

Median sale price

**MEDIAN
PRICE**

\$1,476,746

HOUSE

X

SUBURB

Templestowe

**PERIOD -
FROM**

1st Jan 2018

TO

31st March 2018

SOURCE

REIV

Comparable property sales

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

276 Church Road, Templestowe	\$1,150,000	22.02.2018
13 Serpells Road, Templestowe	\$1,130,000	12.05.2018
12 Colonsay Street, Templestowe	\$1,170,000	02.06.2018

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Comparable properties



\$1,150,000

276 Church Road, Templestowe, Victoria

DATE: 22.02.2018

PROPERTY TYPE: House

 4  2
 2  654 sqm x



\$1,130,000

13 Serpells Road, Templestowe, Victoria

DATE: 12.05.2018

PROPERTY TYPE: House

 4  2
 2  481 sqm x



\$1,170,000

12 Colonsay Street, Templestowe, Victoria

DATE: 02.06.2018

PROPERTY TYPE: House

 3  2
 2  665 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee