

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

51 Jeffrey Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

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
59 Hodgson St TEMPLESTOWE LOWER 3107	\$1,100,000	13/12/2016
12 Morang Av TEMPLESTOWE LOWER 3107	\$1,070,000	25/03/2017
5 Ashford St TEMPLESTOWE LOWER 3107	\$1,025,000	15/12/2016

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2017: \$1,170,750



 3  2  2

Rooms:

Property Type: House

Land Size: 778 sqm

Agent Comments

Comparable Properties



59 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,100,000

Method: Auction Sale

Date: 13/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 750 sqm



12 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  4

Price: \$1,070,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm



5 Ashford St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

 3  -  -

Price: \$1,025,000

Method: Sale

Date: 15/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 733 sqm