

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 Ironbark Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,289,000

Median sale price

Median price \$743,500

House

Unit

X

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	34 Bordeaux St DONCASTER 3108	\$1,260,000	08/06/2019
2	2/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,230,000	19/06/2019
3	28a Rooney St TEMPLESTOWE LOWER 3107	\$1,230,000	23/05/2019

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.



 4  2  2

Rooms:
Property Type: Townhouse
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
 \$1,289,000
Median Unit Price
 March quarter 2019: \$743,500

Comparable Properties



34 Bordeaux St DONCASTER 3108 (REI)

Agent Comments

 4  3  2

Price: \$1,260,000
Method: Private Sale
Date: 08/06/2019
Rooms: 5
Property Type: Townhouse (Single)



2/81-83 Glenair Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,230,000
Method: Private Sale
Date: 19/06/2019
Rooms: -
Property Type: Townhouse (Single)



28a Rooney St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$1,230,000
Method: Private Sale
Date: 23/05/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 359 sqm approx