

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 Emerald Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,552,000

House

X

Suburb

Templestowe

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
26 Bali Hi Blvd TEMPLESTOWE 3106	\$1,510,000	01/04/2017
10 Carlton Ct TEMPLESTOWE 3106	\$1,480,000	25/02/2017
3 Stanley PI TEMPLESTOWE 3106	\$1,450,000	04/02/2017

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Rooms:
Property Type: House
Land Size: 500.160003662109
sqm
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
March quarter 2017: \$1,552,000

Comparable Properties



26 Bali Hi Blvd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,510,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 8
Property Type: House (Res)
Land Size: 858 sqm



10 Carlton Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,480,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 675 sqm



3 Stanley PI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 04/02/2017
Rooms: 9
Property Type: House (Res)
Land Size: 591 sqm