

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

38 Waratah Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$960,000

&

\$1,056,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb

Templestowe
Lower

Period - From 01/10/2017

to

31/12/2017

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 | 4 Ardgowar Ct TEMPLESTOWE LOWER 3107 | \$1,055,000 | 07/02/2018 |
| 2 | 20 Olympus Dr TEMPLESTOWE LOWER 3107 | \$1,050,000 | 28/10/2017 |
| 3 | 4 Astley St TEMPLESTOWE LOWER 3107 | \$1,015,000 | 19/08/2017 |

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.



Rooms:

Property Type: House

Land Size: 632 sqm approx

Agent Comments

Comparable Properties



4 Ardgowrie Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House

Land Size: 655 sqm approx



20 Olympus Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 653 sqm approx



4 Astley St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,015,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 643 sqm approx