

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 Bali Hi Boulevard, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,680,888

House

X

Unit

Suburb

Templestowe

Period - From

01/07/2018

to

30/09/2018

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	2 Donegal Ct TEMPLESTOWE 3106	\$1,250,000	27/10/2018
2	9 Inglewood CI DONCASTER EAST 3109	\$1,230,000	08/10/2018
3	16 Long Valley Way DONCASTER EAST 3109	\$1,198,000	14/05/2018

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.



 5  3  2

Rooms:
Property Type: House
Land Size: 779 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,290,000
Median House Price
 September quarter 2018: \$1,680,888

Comparable Properties



2 Donegal Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 788 sqm approx



9 Inglewood CI DONCASTER EAST 3109 (REI)

Agent Comments

 5  2  2

Price: \$1,230,000
Method: Private Sale
Date: 08/10/2018
Rooms: -
Property Type: House
Land Size: 804 sqm approx



16 Long Valley Way DONCASTER EAST 3109 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,198,000
Method: Private Sale
Date: 14/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 792 sqm approx