

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	240 Porter Street, Templestowe Vic 3106
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Indicative selling price

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

Single price	\$2,000,000
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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		
3		

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.



 6  3  8

Rooms:

Property Type: House (Res)

Land Size: 4334 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

September quarter 2018: \$1,680,888

Comparable Properties



8 Wayamba PI TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,950,000

Method: Private Sale

Date: 28/08/2018

Rooms: -

Property Type: House

Land Size: 4507 sqm approx



14 Cliveden Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  4  3

Price: \$1,900,000

Method: Private Sale

Date: 07/09/2018

Rooms: -

Property Type: House

Land Size: 4142 sqm approx

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.