

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 33 Glendale Avenue, Templestowe Vic 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,110,000 House X Unit Suburb Templestowe

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	10 Fulview Ct TEMPLESTOWE 3106	\$895,000	29/01/2019
2	26 Dellfield Dr TEMPLESTOWE LOWER 3107	\$870,000	29/01/2019
3	2 Mandella St TEMPLESTOWE 3106	\$860,000	18/04/2019

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 March quarter 2019: \$1,110,000

Comparable Properties



10 Fulview Ct TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

3
 1
 1

Price: \$895,000
Method: Private Sale
Date: 29/01/2019
Rooms: -
Property Type: House
Land Size: 653 sqm approx



26 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

3
 1
 2

Price: \$870,000
Method: Private Sale
Date: 29/01/2019
Rooms: -
Property Type: House
Land Size: 657 sqm approx



2 Mandella St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**

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 2
 2

Price: \$860,000
Method: Private Sale
Date: 18/04/2019
Rooms: -
Property Type: House
Land Size: 634 sqm approx