

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	2 Ians Grove, Templestowe Lower Vic 3107
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Indicative selling price

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

Range between	\$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,330,000	House	X	Unit		Suburb	Templestowe Lower
Period - From	01/04/2017	to	30/06/2017	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	53 Milne St TEMPLESTOWE 3106	\$1,350,000	03/06/2017
2	20 Oak Cr TEMPLESTOWE LOWER 3107	\$1,350,000	10/08/2017
3	275 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,314,000	05/10/2017

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 (Previously Occupied - Detached)

Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2017: \$1,330,000

Comparable Properties



53 Milne St TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 809 sqm approx



20 Oak Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 10/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 774 sqm approx



275 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,314,000

Method: Private Sale

Date: 05/10/2017

Rooms: 5

Property Type: House

Land Size: 838 sqm approx