

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 2 Ians Grove, Templestowe Lower Vic 3107 Including suburb and postcode

Indicative selling price

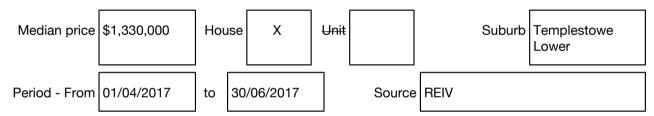
For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price



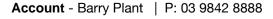
Comparable property sales (*Delete A or B below as applicable)

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.



propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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)



Price: \$1,350,000 Method: Auction Sale Date: 03/06/2017 Rooms: -Property Type: House (Res) Land Size: 809 sqm approx Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 10/08/2017 Rooms: -Property Type: House (Res)

Land Size: 774 sqm approx

- 4



275 Thompsons Rd TEMPLESTOWE LOWER Agent Comments 3107 (REI)

20 Oak Cr 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

Account - Barry Plant | P: 03 9842 8888

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