



## 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

Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

#### Median sale price

Median price \$1,425,000

House

X

Unit

Suburb Templestowe

Period - From 01/07/2017

to

30/06/2018

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	61 Milne St TEMPLESTOWE 3106	\$1,180,000	06/04/2018
2	5 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,140,000	29/03/2018
3	2 Saville Ct TEMPLESTOWE 3106	\$1,100,000	13/04/2018

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.

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**Indicative Selling Price**

\$1,100,000

**Median House Price**

Year ending June 2018: \$1,425,000

**Rooms:****Property Type:****Agent Comments**

## Comparable Properties

**61 Milne St TEMPLESTOWE 3106 (REI)****Agent Comments****Price:** \$1,180,000**Method:** Private Sale**Date:** 06/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 715 sqm approx**5 Ardgowrie Ct TEMPLESTOWE LOWER 3107 (REI)****Agent Comments****Price:** \$1,140,000**Method:** Private Sale**Date:** 29/03/2018**Rooms:** 10**Property Type:** House (Res)**Land Size:** 682 sqm approx**2 Saville Ct TEMPLESTOWE 3106 (REI)****Agent Comments****Price:** \$1,100,000**Method:** Private Sale**Date:** 13/04/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 737 sqm approx