

## 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

15 Palmerston Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between

\$880,000

&

\$960,000

#### Median sale price

Median price

\$1,028,000

House

X

Unit

Suburb

Templestowe  
Lower

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	18 Colonsay St TEMPLESTOWE 3106	\$950,000	07/12/2018
2	8 Nestor Av TEMPLESTOWE LOWER 3107	\$942,000	30/03/2019
3	3 Botanic Dr DONCASTER 3108	\$902,000	02/04/2019

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.



**Rooms:**

**Property Type:** House

**Land Size:** 653 sqm approx

**Agent Comments**

## Comparable Properties



**18 Colonsay St TEMPLESTOWE 3106 (REI)**

**Agent Comments**



**Price:** \$950,000

**Method:** Private Sale

**Date:** 07/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 655 sqm approx



**8 Nestor Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$942,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 715 sqm approx



**3 Botanic Dr DONCASTER 3108 (REI)**

**Agent Comments**



**Price:** \$902,000

**Method:** Private Sale

**Date:** 02/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 652 sqm approx