

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	170 Macedon Road, 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 \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,150,000	Hou	ıse	Х	Unit		Suburb	Templestowe Lower
Period - From	01/07/2018	to	30/	09/2018		Source	REIV	

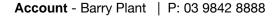
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	17 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,300,000	27/06/2018
2	45a Atkinson St TEMPLESTOWE 3106	\$1,270,000	28/06/2018
3	18 Latrobe St BULLEEN 3105	\$1,241,000	01/09/2018

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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Rooms:

Property Type: House

Land Size: 657.304 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** September quarter 2018: \$1,150,000

Comparable Properties



17 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI/VG)





Price: \$1,300,000 Method: Private Sale Date: 27/06/2018

Rooms: 6

Property Type: House (Res) Land Size: 667 sqm approx

Agent Comments

Agent Comments



45a Atkinson St TEMPLESTOWE 3106 (REI/VG)





Price: \$1,270,000 Method: Private Sale Date: 28/06/2018

Rooms: 7

Property Type: House (Res) Land Size: 650 sqm approx

18 Latrobe St BULLEEN 3105 (REI/VG)

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Price: \$1,241,000 Method: Auction Sale Date: 01/09/2018

Rooms: 7

Property Type: House (Res) Land Size: 590 sqm approx

Account - Barry Plant | P: 03 9842 8888





Agent Comments

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.

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