

## 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

170 Macedon Road, 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

\$1,200,000

&

\$1,300,000

#### Median sale price

Median price

\$1,150,000

House

X

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.

	Address 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.



 5  2  2

**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)**

**Agent Comments**

 4  2  1

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 27/06/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**45a Atkinson St TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 5  2  2

**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)**

**Agent Comments**

 4  2  4

**Price:** \$1,241,000

**Method:** Auction Sale

**Date:** 01/09/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 590 sqm approx