

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

3 Hampton Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,552,000

House X

Suburb Templestowe

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
6 Rubens PI TEMPLESTOWE 3106	\$1,170,000	22/11/2016
29 George St DONCASTER EAST 3109	\$1,170,000	25/02/2017
2/68 Saxonwood Dr DONCASTER EAST 3109	\$1,170,000	08/04/2017



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 310 sqm

Agent Comments

Comparable Properties



6 Rubens PI TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$1,170,000

Method: Sale

Date: 22/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm



29 George St DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,170,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 357 sqm



2/68 Saxonwood Dr DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 08/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 300 sqm