

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

50 Mincha Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$1,080,000

&

\$1,180,000

Median sale price*

Median price

\$1,116,000

Property Type

House

Suburb

Templestowe Lower

Period - From

16/01/2020

to

16/07/2020

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 | 14 Esther St TEMPLESTOWE LOWER 3107 | \$1,170,000 | 06/03/2020 |
| 2 | 11 Arapilles Dr TEMPLESTOWE LOWER 3107 | \$1,100,000 | 02/04/2020 |
| 3 | 30 Feathertop Av TEMPLESTOWE LOWER 3107 | \$1,100,000 | 23/02/2020 |

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.~~

This Statement of Information was prepared on:

16/07/2020 11:55



3 2 2

Property Type: House (Res)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$1,080,000 - \$1,180,000

Median House Price *

16/01/2020 - 16/07/2020: \$1,116,000

* Agent calculated median

Comparable Properties



14 Esther St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 1 2

Price: \$1,170,000

Method: Private Sale

Date: 06/03/2020

Property Type: House



11 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,100,000

Method: Private Sale

Date: 02/04/2020

Rooms: 8

Property Type: House

Land Size: 725 sqm approx

30 Feathertop Av TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

3 - -

Price: \$1,100,000

Method: Sale

Date: 23/02/2020

Property Type: House (Res)

Land Size: 726 sqm approx