# 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

10 Zeus Court, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	n \$1,100,000		&		\$1,200,0	00		
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Hous	se		Suburb	Templestowe Lower
Period - From	01/10/2019	to	31/12/2019		So	urce	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	1 Lorna Ct TEMPLESTOWE LOWER 3107	\$1,200,000	22/01/2020
2	13 Glenair St TEMPLESTOWE LOWER 3107	\$1,152,000	13/08/2019
3	26 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,100,000	15/08/2019

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.

This Statement of Information was prepared on:

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Property Type: House Land Size: 722.634 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2019: \$1,200,000

# **Comparable Properties**

Vin Contraction	1 Lorna Ct TEMPLESTOWE LOWER 3107 (REI) 4  2  2	Agent Comments
	Price: \$1,200,000 Method: Private Sale Date: 22/01/2020 Property Type: House	
	Land Size: 740 sqm approx 13 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG) 4 2 2 2	Agent Comments
	Price: \$1,152,000 Method: Private Sale Date: 13/08/2019 Property Type: House (Res) Land Size: 769 sqm approx	
	26 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI/VG) 4 2 2 2	Agent Comments
Changed	Price: \$1,100,000 Method: Private Sale Date: 15/08/2019 Property Type: House Land Size: 633 sqm approx	

Account - Philip Webb



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.