

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 consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/10/2019

to

31/12/2019

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	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

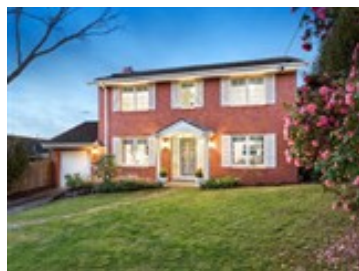
Comparable Properties



1 Lorna Ct TEMPLESTOWE LOWER 3107 (REI) **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) **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) **Agent Comments**



Price: \$1,100,000
Method: Private Sale
Date: 15/08/2019
Property Type: House
Land Size: 633 sqm approx