

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 6 Magnolia Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$990,000 House X Unit Suburb Templestowe Lower

Period - From 01/04/2019 to 30/06/2019 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		
2		
3		

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 (Res)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$990,000 - \$1,089,000

Median House Price

June quarter 2019: \$990,000

Comparable Properties



342 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,053,000

Method: Private Sale

Date: 04/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 659 sqm approx

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.