

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 Rutland Avenue, Templestowe Vic 3106

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,680,888

House

X

Unit

Suburb

Templestowe

Period - From

01/07/2018

to

30/09/2018

Source

REIV

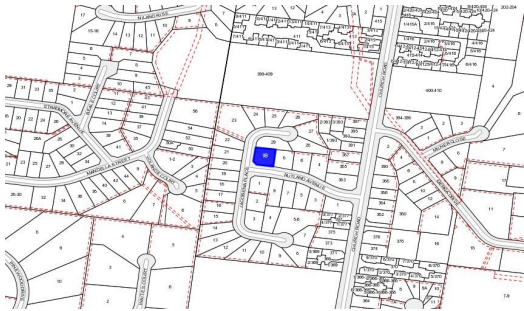
Comparable property sales (*Delete A or B below as applicable)

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	22 Whitehall Ct TEMPLESTOWE 3106	\$1,366,000	05/10/2018
2	4 Penda CI DONCASTER 3108	\$1,366,000	22/06/2018
3	35 Smiths Rd TEMPLESTOWE 3106	\$1,350,000	16/08/2018

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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000

Median House Price
 September quarter 2018: \$1,680,888

Comparable Properties



22 Whitehall Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,366,000
Method: Private Sale
Date: 05/10/2018
Rooms: -
Property Type: House
Land Size: 878 sqm approx



4 Penda Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,366,000
Method: Private Sale
Date: 22/06/2018
Rooms: -
Property Type: House



35 Smiths Rd TEMPLESTOWE 3106 (VG)

Agent Comments

 3  -  -

Price: \$1,350,000
Method: Sale
Date: 16/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx