

## 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

337 Porter Street, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,265,000

#### Median sale price

Median price \$1,526,944

House

X

Unit

Suburb Templestowe

Period - From 01/04/2017

to

30/06/2017

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	425 Porter St TEMPLESTOWE 3106	\$1,220,000	01/06/2017
2	45 Templemore Dr TEMPLESTOWE 3106	\$1,220,000	20/08/2017
3	24 Long Valley Way DONCASTER EAST 3109	\$1,208,800	15/05/2017

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.~~



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**Rooms:**

**Property Type:** House

**Land Size:** 805 sqm approx

**Agent Comments**

## Comparable Properties



**425 Porter St TEMPLESTOWE 3106 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,220,000

**Method:** Sale

**Date:** 01/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 800 sqm approx



**45 Templemore Dr TEMPLESTOWE 3106 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 20/08/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 779 sqm approx



**24 Long Valley Way DONCASTER EAST 3109 (VG)** **Agent Comments**

 3  -  -

**Price:** \$1,208,800

**Method:** Sale

**Date:** 15/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 799 sqm approx