## McGrath

### 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

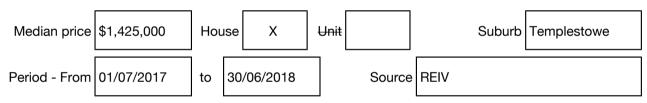
I9 Glenmanor Close, Templestowe Vic 3106
a

#### Indicative selling price

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

Range between \$930,000	&	\$990,000
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#### Median sale price



#### 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	5/4 Cherry Blossom Ct DONCASTER EAST 3109	\$980,000	10/04/2018
2	29 Innisfallen Av TEMPLESTOWE 3106	\$950,000	28/04/2018
3	13 Forest Ct TEMPLESTOWE 3106	\$900,000	02/06/2018

#### 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.

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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.

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Rooms: Property Type: House (Res) Land Size: 327 sqm approx Agent Comments Indicative Selling Price \$930,000 - \$990,000 Median House Price Year ending June 2018: \$1,425,000

### **Comparable Properties**

5/4 Cherry Blossom Ct DONCASTER EAST 3109 (REI/VG) 3 2 2 2 Price: \$980,000 Method: Private Sale Date: 10/04/2018 Rooms: - Property Type: Townhouse (Res)	Agent Comments
29 Innisfallen Av TEMPLESTOWE 3106 (REI/VG) Price: \$950,000 Method: Private Sale Date: 28/04/2018 Rooms: 5 Property Type: House Land Size: 511 sqm approx	Agent Comments
13 Forest Ct TEMPLESTOWE 3106 (REI/VG) 3 2 2 2 Price: \$900,000 Method: Auction Sale Date: 02/06/2018 Rooms: - Property Type: Unit Land Size: 404 sqm approx	Agent Comments

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