

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

19 Glenmanor Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$930,000

&

\$990,000

Median sale price

Median price \$1,425,000

House

X

Unit

Suburb Templestowe

Period - From 01/07/2017

to

30/06/2018

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	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.



3 2 2

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)**

Agent Comments

3 2 2

Price: \$980,000

Method: Private Sale

Date: 10/04/2018

Rooms: -

Property Type: Townhouse (Res)



**29 Innisfallen Av TEMPLESTOWE 3106
(REI/VG)**

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 28/04/2018

Rooms: 5

Property Type: House

Land Size: 511 sqm approx



13 Forest Ct TEMPLESTOWE 3106 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Unit

Land Size: 404 sqm approx