

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

5 Ardgow Court, Templestowe Lower VIC 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,140,000

Median sale price

Median price

\$990,000

 Property type

House

 Suburb

Templestowe Lower

Period - From

1st April 2019

 to

30th June 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. 76 Wood Street, Templestowe	\$1,060,000	06/04/2019
2. 36 Waratah Drive, Templestowe Lower	\$1,000,000	06/06/2019
3. 65 Atkinson Street, Templestowe	\$1,120,000	12/07/2019

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.~~

This Statement of Information was prepared on:

18/09/2019

Comparable properties



\$1,060,000

76 Wood Street, Templestowe, Victoria

DATE: 06/04/2019

PROPERTY TYPE: House



3



2



1



847 sqm x



\$1,000,000

36 Waratah Drive, Templestowe Lower, Victoria

DATE: 06/06/2019

PROPERTY TYPE: House



4



2



4



731 sqm



\$1,120,000

65 Atkinson Street, Templestowe, Victoria

DATE: 12/07/2019

PROPERTY TYPE: House



4



2



1



712 sqm x

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21 days on market



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