

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

7/416 Church Road, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,055,000 House Unit X 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	37a Atkinson St TEMPLESTOWE 3106	\$1,058,000	02/06/2017
2	4/54 Anderson St TEMPLESTOWE 3106	\$1,055,000	19/04/2017
3	1/87 Wood St TEMPLESTOWE 3106	\$1,002,000	20/05/2017

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.~~



 3  2  2

Rooms:
Property Type: Townhouse
Land Size: 388 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 June quarter 2017: \$1,055,000

Comparable Properties

37a Atkinson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,058,000
Method: Private Sale
Date: 02/06/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 414 sqm approx

4/54 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

 2  2  -

Price: \$1,055,000
Method: Private Sale
Date: 19/04/2017
Rooms: 3
Property Type: Townhouse (Res)



1/87 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,002,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 284 sqm approx