

## 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

36 Parker Street, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between \$990,000

&

\$1,089,000

#### Median sale price

Median price \$1,330,000

House

X

Unit

Suburb Templestowe  
Lower

Period - From 01/04/2017

to

30/06/2017

Source REIV

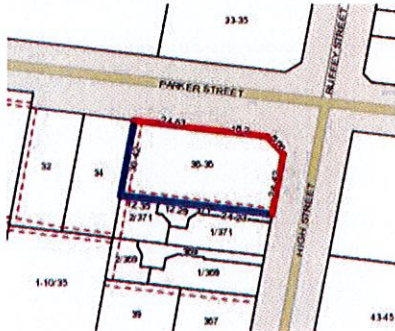
#### Comparable property sales (\*Delete A or B below as applicable)

**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	42 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	\$1,085,000	17/12/2016
2	12 Morang Av TEMPLESTOWE LOWER 3107	\$1,070,000	25/03/2017
3	4 Lowan Av TEMPLESTOWE LOWER 3107	\$1,050,000	25/02/2017

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 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 747 sqm approx

**Agent Comments**

## Comparable Properties



**42 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,085,000

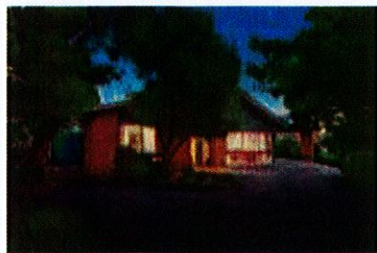
**Method:** Auction Sale

**Date:** 17/12/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



**12 Morang Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 2 4

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 726 sqm approx



**4 Lowan Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



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Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

38 Parker Street, Templestowe Lower

Address

Including suburb and postcode

### Indicative selling price

For the meaning of this

price see

\$

or range between \$990,000

&

\$1,089,000

consumer.vic.gov.au/underquoting

Single price

### Median sale price

Median price

\$1,330,000

\*House

X

\*Unit

Suburb

Templestowe Lower

Period - From

01/04/2017

to

30/06/2017

Source

REIV [propertydata.com.au](http://propertydata.com.au)

### Comparable property sales

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**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.

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 8 June 2017.  
Version 1.0. Template created: 30 April 2017.

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