

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

3/244 Thompsons Road, Templestowe Lower VIC 3107

Indicative selling price

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

SINGLE
PRICE

\$750,000

Median sale price

MEDIAN
PRICE

\$938,000

UNIT

X

SUBURB

Templestowe Lower

PERIOD -
FROM

June 2018

TO

August 2018

SOURCE

Real Estate

Comparable property sales

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

2/334 Thompsons Road, Templestowe Lower

\$903,500

17.03.2018

2/16 Furneaux Grove, Bulleen

\$900,000

13.06.2018

2/82 Willow Bend, Bulleen

\$810,000

11.01.2018

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Comparable properties



\$903,500

2/334 Thompsons Road, Templestowe Lower, Victoria

DATE: 17.03.2018

PROPERTY TYPE: House



\$900,000

2/16 Furneaux Grove, Bulleen, Victoria

DATE: 13.06.2018

PROPERTY TYPE: House



\$810,000

2/82 Willow Bend, Bulleen, Victoria

DATE: 11.01.2018

PROPERTY TYPE: House



Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee