

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

18 Crawford Road, Templestowe Lower VIC 3107

Indicative selling price

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

SINGLE
PRICE

\$1,150,000

Median sale price

MEDIAN
PRICE

\$1,135,000

HOUSE

X

SUBURB

Templestowe Lower

PERIOD -
FROM

1st Jan 2019

TO

1st March 2019

SOURCE

Property Data

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

140 Macedon Road, Templestowe Lower

\$1,090,000

13.01.2019

51 Olympus Drive, Templestowe Lower

\$1,050,000

17.11.2018

6 Harvell Court, Doncaster

\$1,038,000

03.12.2018

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Comparable properties



\$1,090,000

140 Macedon Road, Templestowe Lower, Victoria

DATE: 13.01.2019

PROPERTY TYPE: House

 4  4
 2  658 sqm x



\$1,050,000

51 Olympus Drive, Templestowe Lower, Victoria

DATE: 17.11.2018

PROPERTY TYPE: House

 3  2
 2  658 sqm



\$1,038,000

6 Harvell Court, Doncaster, Victoria

DATE: 03.12.2018

PROPERTY TYPE: House

 4  2
 2  687 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee