

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	1 Sassafras Drive, Templestowe Lower Vic 3107
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price	\$1,028,000	Hou	se X	Unit		Sul	- 1	Templestowe Lower
Period - From	01/01/2019	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	22 Jacana Av TEMPLESTOWE LOWER 3107	\$980,000	19/06/2019
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$959,000	13/06/2019
3	8 Cypress Av TEMPLESTOWE LOWER 3107	\$925,000	02/05/2019

OR

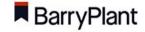
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





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Rooms:

Property Type:

Land Size: 699 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 **Median House Price** March quarter 2019: \$1,028,000

Comparable Properties



22 Jacana Av TEMPLESTOWE LOWER 3107

(REI)

-3

Price: \$980,000 Method: Private Sale Date: 19/06/2019

Rooms: -

Property Type: House Land Size: 725 sqm approx **Agent Comments**



6 Chatsworth Qdrnt TEMPLESTOWE LOWER

3107 (REI)

-3



Agent Comments



Rooms: -

Property Type: House Land Size: 652 sqm approx



8 Cypress Av TEMPLESTOWE LOWER 3107 (REI/VG)



Agent Comments



Price: \$925,000 Method: Private Sale Date: 02/05/2019

Rooms: -

Property Type: House Land Size: 650 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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