

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	43 Atkinson Street, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,525,000	Hou	ise X	Unit		(Suburb	Templestowe
Period - From	01/01/2017	to	31/12/2017		Source	REIV		

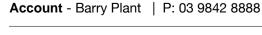
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	93 James St TEMPLESTOWE 3106	\$1,500,000	12/12/2017
2	3 Beale Ct TEMPLESTOWE 3106	\$1,488,000	17/03/2018
3	3 Dove Ct TEMPLESTOWE LOWER 3107	\$1,450,000	23/09/2017

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.







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Rooms:

Property Type: House Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** Year ending December 2017: \$1,525,000

Comparable Properties



93 James St TEMPLESTOWE 3106 (REI)



Price: \$1,500,000 Method: Auction Sale Date: 12/12/2017

Rooms: 4

Property Type: House (Res) Land Size: 704 sqm approx

Agent Comments



3 Beale Ct TEMPLESTOWE 3106 (REI)





Price: \$1,488,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments



3 Dove Ct TEMPLESTOWE LOWER 3107

(REI/VG)







Price: \$1,450,000

Date: 23/09/2017 Rooms: -

Method: Auction Sale

Property Type: House (Res) Land Size: 889 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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