

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

43 Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,525,000

House

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.

	Address 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.



 4  3  2

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)

Agent Comments

 3  1  1

Price: \$1,500,000
Method: Auction Sale
Date: 12/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 704 sqm approx



3 Beale Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,488,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 720 sqm approx



3 Dove Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,450,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 889 sqm approx