

## 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

14 Flowerdrum Close, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

#### Median sale price

Median price \$1,379,000 House X Unit Suburb Templestowe

Period - From 01/10/2018 to 31/12/2018 Source REIV

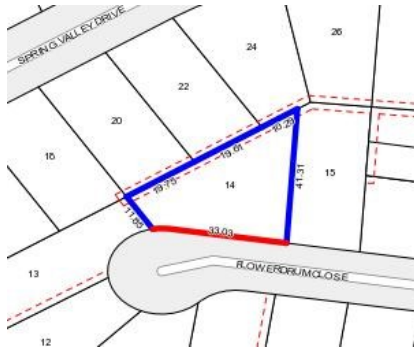
#### Comparable property sales (\*Delete A or B below as applicable)

**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	10 Renoir Av TEMPLESTOWE 3106	\$1,250,000	16/10/2018
2	7 Donegal Ct TEMPLESTOWE 3106	\$1,220,000	11/08/2018
3	21 Fernlea Cr DONCASTER EAST 3109	\$1,160,000	25/09/2018

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:** Land  
**Land Size:** 962 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 December quarter 2018: \$1,379,000

## Comparable Properties



**10 Renoir Av TEMPLESTOWE 3106 (VG)**

**Agent Comments**

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**Price:** \$1,250,000  
**Method:** Sale  
**Date:** 16/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 945 sqm approx



**7 Donegal Ct TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,220,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 890 sqm approx



**21 Fernlea Cr DONCASTER EAST 3109 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 25/09/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 852 sqm approx