

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

2/66 Anderson Street, Templestowe Vic 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,120,000

&

\$1,230,000

Median sale price

Median price \$1,055,000

House

Unit

X

Suburb Templestowe

Period - From 01/04/2017

to

30/06/2017

Source REIV

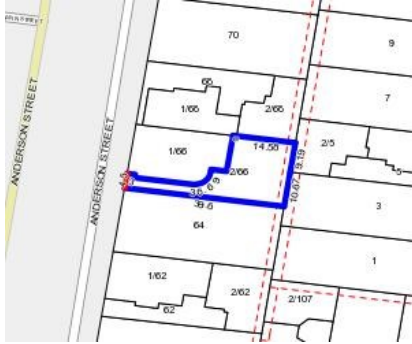
Comparable property sales (*Delete A or B below as applicable)

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	4/248 Williamsons Rd TEMPLESTOWE 3106	\$1,210,000	17/08/2017
2	3/248 Williamsons Rd TEMPLESTOWE 3106	\$1,190,000	16/06/2017
3	5/8 Innisfallen Av TEMPLESTOWE 3106	\$1,156,000	03/06/2017

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: 7
Property Type: Town House
Agent Comments
 Air conditioned town house

Indicative Selling Price
 \$1,120,000 - \$1,230,000
Median Unit Price
 June quarter 2017: \$1,055,000

Comparable Properties



4/248 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 4  3  2

Price: \$1,210,000
Method: Private Sale
Date: 17/08/2017
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 354 sqm approx

3/248 Williamsons Rd TEMPLESTOWE 3106 (REI)

Agent Comments

 -  -  -

Price: \$1,190,000
Method: Private Sale
Date: 16/06/2017
Rooms: -
Property Type: Townhouse (Res)



5/8 Innisfallen Av TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,156,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Townhouse (Res)