

## 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

31 Howitt Drive, Templestowe Lower VIC 3107

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price 

\$1,150,000

**Median sale price**Median price 

\$990,000

Property type 

House

Suburb 

Templestowe Lower

Period - From 

April 2019

to

June 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.

Address of comparable property	Price	Date of sale
1. 47 Rose Avenue, Bulleen	\$ 1,100,000	14/09/2019
2. 3 Gidgee Avenue, Templestowe Lower	\$ 1,090,000	14/05/2019
3. 17 Hillview Parade, Templestowe Lower	\$ 1,038,000	29/05/2019

**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.~~

This Statement of Information was prepared on: 

10/10/2019

## Comparable properties



**\$1,100,000**

47 Rose Avenue, Bulleen, Victoria

**DATE:** 14/09/2019

**PROPERTY TYPE:** House

 4     2  
 2    



**\$1,090,000**

3 Gidgee Avenue, Templestowe Lower, Victoria

**DATE:** 14/05/2019

**PROPERTY TYPE:** House

 4     2  
 2     665 sqm



**\$1,038,000**

17 Hillview Parade, Templestowe Lower, Victoria

**DATE:** 29/05/2019

**PROPERTY TYPE:** House

 4     2  
 2     687 sqm x

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## Our Difference



Average of only  
21 days on market



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marketing fees



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