

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

76 Glenair Street, Templestowe Lower VIC 3107

Indicative selling price

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

**SINGLE
PRICE**

\$950,000

Median sale price

**MEDIAN
PRICE**

\$1,030,000

HOUSE

X

SUBURB

Templestowe Lower

**PERIOD -
FROM**

January 2019

TO

March 2019

SOURCE

REIV

Comparable property sales

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

28 Howitt Drive, Templestowe Lower

\$915,000

19.04.2019

8 Chatsworth Quadrant, Templestowe Lower

\$1,025,000

22.02.2019

15 Mayfair Avenue, Templestowe Lower

\$958,000

04.05.2019

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Comparable properties



\$915,000

28 Howitt Drive, Templestowe Lower, Victoria

DATE: 19.04.2019

PROPERTY TYPE: House



3



2



3



674 sqm x



\$1,025,000

8 Chatsworth Quadrant, Templestowe Lower, Victoria

DATE: 22.02.2019

PROPERTY TYPE: House



3



2



2



650 sqm



\$958,000

15 Mayfair Avenue, Templestowe Lower, Victoria

DATE: 04.05.2019

PROPERTY TYPE: House



3



2



2



719 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee