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 I1 Oak Crescent, Templestowe Lower Vic 3107 Including suburb and postcode

Indicative selling price

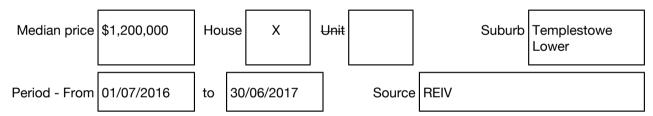
For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,320,000

Median sale price



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	20 Oak Cr TEMPLESTOWE LOWER 3107	\$1,350,000	10/08/2017
2	7 Stradmore Av TEMPLESTOWE 3106	\$1,250,000	26/08/2017
3	1 Rapanea Av TEMPLESTOWE LOWER 3107	\$1,100,000	21/06/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Mc**Grath**





Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending June 2017: \$1,200,000

Comparable Properties

20 Oak Cr TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 2 Price: \$1,350,000 Method: Private Sale Date: 10/08/2017 Rooms: - Property Type: House (Res) Land Size: 774 sqm approx	Agent Comments
7 Stradmore Av TEMPLESTOWE 3106 (REI) 3 2 2 2 Price: \$1,250,000 Method: Auction Sale Date: 26/08/2017 Rooms: - Property Type: House (Res) Land Size: 651 sqm approx	Agent Comments
1 Rapanea Av TEMPLESTOWE LOWER 3107 (REI) Image: 1 3 Image: 1 Price: \$1,100,000 Method: Private Sale Date: 21/06/2017 Rooms: - Property Type: House Land Size: 650 sqm approx	Agent Comments

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