

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

11 Oak Crescent, Templestowe Lower Vic 3107

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

Median price \$1,200,000 House X Unit Suburb Templestowe Lower

Period - From 01/07/2016 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	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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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) Agent Comments

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Price: \$1,350,000

Method: Private Sale

Date: 10/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 774 sqm approx



7 Stradmore Av TEMPLESTOWE 3106 (REI) Agent Comments

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Price: \$1,250,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx

1 Rapanea Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

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Price: \$1,100,000

Method: Private Sale

Date: 21/06/2017

Rooms: -

Property Type: House

Land Size: 650 sqm approx