

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

50 Killarney Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,170,750

House X

Suburb Templestowe Lower

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,575,000	13/04/2017
21 Soderlund Dr DONCASTER 3108	\$1,570,000	05/04/2017
73 Ayr St DONCASTER 3108	\$1,556,000	01/04/2017



 4  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 625 sqm

[Agent Comments](#)

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

March quarter 2017: \$1,170,750

Comparable Properties



4 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,575,000

Method: Private Sale

Date: 13/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 404 sqm



21 Soderlund Dr DONCASTER 3108 (REI) [Agent Comments](#)

 4  3  2

Price: \$1,570,000

Method: Private Sale

Date: 05/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 817 sqm



73 Ayr St DONCASTER 3108 (REI) [Agent Comments](#)

 4  2  3

Price: \$1,556,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 729 sqm