

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

30 John Street, Templestowe Lower Vic 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,900,000

Median sale price

Median price \$1,330,000

House

X

Unit

Suburb Templestowe
Lower

Period - From 01/04/2017

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	22 Bayley Gr DONCASTER 3108	\$1,880,000	29/04/2017
2	8 Maverick Ct DONCASTER 3108	\$1,780,000	25/03/2017
3	45 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,710,000	11/03/2017

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.~~



Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,900,000

Median House Price
June quarter 2017: \$1,330,000

Comparable Properties



22 Bayley Gr DONCASTER 3108 (REI)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 9
Property Type: House (Res)
Land Size: 814 sqm approx



8 Maverick Ct DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 11
Property Type: House (Res)
Land Size: 731 sqm approx



45 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 11/03/2017
Rooms: 13
Property Type: House (Res)
Land Size: 666 sqm approx