

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

12 Helmsdale Retreat, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Templestowe

Period - From 01/04/2019

to 30/06/2019

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	8 Guildford Dr DONCASTER EAST 3109	\$1,433,888	13/04/2019
2	21a Runnymede St DONCASTER EAST 3109	\$1,425,000	28/03/2019
3	100 The Grange TEMPLESTOWE 3106	\$1,408,000	06/04/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 15:26



 5  2  2

Property Type: House (Res)

Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

June quarter 2019: \$1,350,000

Comparable Properties



8 Guildford Dr DONCASTER EAST 3109
(REI/VG)

Agent Comments

 4  3  2

Price: \$1,433,888

Method: Auction Sale

Date: 13/04/2019

Rooms: 6

Property Type: House (Res)

Land Size: 846 sqm approx



21a Runnymede St DONCASTER EAST 3109
(REI)

Agent Comments

 4  3  2

Price: \$1,425,000

Method: Private Sale

Date: 28/03/2019

Property Type: Townhouse (Single)



100 The Grange TEMPLESTOWE 3106
(REI/VG)

Agent Comments

 4  3  2

Price: \$1,408,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 650 sqm approx