# 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,350,000	Pro	operty Type	Hous	se		Suburb	Templestowe
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ad	dress 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









**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)



Price: \$1,433,888 Method: Auction Sale Date: 13/04/2019 Rooms: 6 Property Type: House (Res) Land Size: 846 sqm approx Agent Comments



21a Runnymede St DONCASTER EAST 3109 Agent Comments (REI)



Price: \$1,425,000 Method: Private Sale Date: 28/03/2019 Property Type: Townhouse (Single)



100 The Grange TEMPLESTOWE 3106 (REI/VG)



Price: \$1,408,000 Method: Auction Sale Date: 06/04/2019 Property Type: House (Res) Land Size: 650 sqm approx Agent Comments

Account - Philip Webb



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.