

# 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

28 Spring Valley Drive, Templestowe Vic 3106

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$990,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Templestowe

Period - From

01/10/2018

to

30/09/2019

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	37 Forest Ct TEMPLESTOWE 3106	\$1,160,000	19/10/2019
2	9 Silvana Ct DONCASTER EAST 3109	\$1,080,000	11/09/2019
3	20 Spring Valley Dr TEMPLESTOWE 3106	\$972,000	01/07/2019

**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:

22/10/2019 16:46



3 2 2

**Property Type:** House  
**Land Size:** 842 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$990,000

**Median House Price**

Year ending September 2019: \$1,300,000

## Comparable Properties



**37 Forest Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 19/10/2019  
**Property Type:** House (Res)  
**Land Size:** 779 sqm approx

**9 Silvana Ct DONCASTER EAST 3109 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,080,000  
**Method:** Sold Before Auction  
**Date:** 11/09/2019  
**Property Type:** House (Res)  
**Land Size:** 793 sqm approx



**20 Spring Valley Dr TEMPLESTOWE 3106 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$972,000  
**Method:** Private Sale  
**Date:** 01/07/2019  
**Property Type:** House  
**Land Size:** 786 sqm approx