

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	3 Essex Court, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,080,000	&	\$1,188,000
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Median sale price

Median price	\$1,041,750	Hou	x X	Unit		Suburb	Templestowe Lower
Period - From	01/10/2018	to	31/12/2018		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		
2		
3		

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.

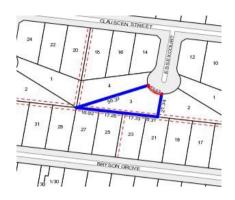
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Property Type: House

Land Size: 928.344 sqm approx

Agent Comments

Indicative Selling Price \$1,080,000 - \$1,188,000 Median House Price December quarter 2018: \$1,041,750

Comparable Properties

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