

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

3 Tatterson Court, Templestowe VIC

Indicative selling price

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

SINGLE
PRICE

\$1,250,000

Median sale price

MEDIAN
PRICE

\$1,360,000

HOUSE

X

SUBURB

Templestowe

PERIOD -
FROM

01.06.2018

TO

31.10.2018

SOURCE

Realestate.com.au

Comparable property sales

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

22 Whitehall Court, Templestowe

\$1,366,000

05.10.2018

19 Ferndell Court, Templestowe

\$1,220,000

26.06.2018

40 Meredith Avenue, Templestowe

\$1,310,000

13.10.2018

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Comparable properties



\$1,366,000

22 Whitehall Court, Templestowe, Victoria

DATE: 05.10.2018

PROPERTY TYPE: House



4



2



2



878 sqm x



\$1,220,000

19 Ferndell Crescent, Templestowe, Victoria

DATE: 26.06.2018

PROPERTY TYPE: House



4



2



2



650 sqm



\$1,310,000

40 Meredith Avenue, Templestowe, Victoria

DATE: 13.10.2018

PROPERTY TYPE: House



4



3



2



779 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee