

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 75 Greenridge Avenue, Templestowe 3106

Indicative selling price

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

Single price \$1,199,000

Median sale price

Median price \$1,550,000

House X

Suburb Templestowe

Period - From January 2017 to March 2017

Source REIV

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
1. 1/298 Porter St, Templestowe	\$1,302,500	18.02.2017
2. 2/1 Woodlea St, Doncaster East	\$1,210,000	23.03.2017
3. 29 George St, Doncaster East	\$1,170,000	25.02.2017