

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

13 Clarke Street, Templestowe VIC 3106

Indicative selling price

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

**SINGLE
PRICE**

\$1,195,000

Median sale price

**MEDIAN
PRICE**

\$1,460,000

HOUSE

X

SUBURB

Templestowe

**PERIOD -
FROM**

January 2018

TO

March 2018

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

47 Herlihy's Road, Templestowe Lower

\$1,330,000

17.01.2018

94 Rose Avenue, Templestowe Lower

\$1,430,000

29.11.2017

94 Helene Street, Bulleen

\$1,150,000

14.02.2018

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Comparable properties



\$1,330,000

47 Herlihys Road Templestowe Lower VIC

DATE: 17.01.2018

PROPERTY TYPE: House



3



1



1



646 sqm x



\$1,430,000

94 Rose Avenue, Templestowe Lower VIC

DATE: 29.11.2017

PROPERTY TYPE: House



3



1



2



784 sqm x



\$1,150,000

94 Helene Street, Bulleen VIC

DATE: 14.02.2018

PROPERTY TYPE: House



4



2



2



553 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee