

# 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

13 Gertrude Street, Templestowe Lower Vic 3107

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$789,500 Property Type Unit Suburb Templestowe Lower

Period - From 01/07/2018 to 30/06/2019 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	2/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,230,000	19/06/2019
2	1/42 Astley St TEMPLESTOWE LOWER 3107	\$1,200,000	15/08/2019
3	1/30 Calderwood St BULLEEN 3105	\$1,150,000	22/06/2019

**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:

09/10/2019 13:32



4   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

Year ending June 2019: \$789,500

## Comparable Properties



**2/81-83 Glenair Ct TEMPLESTOWE LOWER  
3107 (REI)**

Agent Comments

4   3   2

**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 19/06/2019

**Property Type:** Townhouse (Single)



**1/42 Astley St TEMPLESTOWE LOWER 3107  
(REI)**

Agent Comments

4   3   2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 15/08/2019

**Property Type:** Townhouse (Single)



**1/30 Calderwood St BULLEEN 3105 (REI)**

Agent Comments

5   4   2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** Townhouse (Res)

**Land Size:** 222 sqm approx