

# RT Edgar

## STATEMENT OF INFORMATION

27 February 2018

### Property offered for sale

1/70 Macedon road, 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 \$950,000 & \$1,045,000

### Median sale price

Median price \$940,000 House Unit X Suburb Templestowe Lower

Period - From 01/10/2017 to 31/12/2017 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Annabelle Feng consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 12a Flinders St BULLEEN 3105	\$1,377,500	20/01/2018
2 1/138 Ayr St DONCASTER 3108	\$1,240,000	24/10/2017
3 1/17 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,190,000	05/10/2017