

## 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

10 Tasker 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 \$1,200,000

&

\$1,320,000

#### Median sale price

Median price \$1,340,000

House

X

Unit

Suburb Templestowe  
Lower

Period - From 01/07/2017

to

30/09/2017

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 | 20 Eucalypt Av TEMPLESTOWE LOWER 3107 | \$1,300,000 | 12/09/2017   |
| 2 | 7 Dove Ct TEMPLESTOWE LOWER 3107      | \$1,288,000 | 26/08/2017   |
| 3 | 10 Sandra St BULLEEN 3105             | \$1,225,000 | 18/11/2017   |

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 723 sqm approx

Agent Comments

## Comparable Properties



**20 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 12/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 650 sqm approx



**7 Dove Ct TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,288,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 948 sqm approx



**10 Sandra St BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$1,225,000

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 668 sqm approx