# 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

7 Colonsay Street, Templestowe Vic 3106

## Indicative selling price

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

Single price \$1,380,000

#### Median sale price

Median price	\$1,425,000	Hou	ise X	Unit		Ş	Suburb	Templestowe
Period - From	01/07/2017	to	30/06/2018		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.

Ado	dress of comparable property	Price	Date of sale
1	12 Niland Rise TEMPLESTOWE 3106	\$1,415,000	24/02/2018
2	19 Mandella St TEMPLESTOWE 3106	\$1,350,000	29/05/2018
3	66 Margot Av DONCASTER 3108	\$1,350,000	17/03/2018

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.

#### Account - Noel Jones | P: 03 98487888 | F: 03 98487472

#### Generated: 18/08/2018 15:42

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





# 7 Colonsay Street, Templestowe Vic 3106





Rooms: Property Type: Misc Improvements Residential (no dwelling) Land Size: 734 sqm approx Agent Comments Indicative Selling Price \$1,380,000 Median House Price Year ending June 2018: \$1,425,000

# **Comparable Properties**



12 Niland Rise TEMPLESTOWE 3106 (REI/VG) Agent Comments





Price: \$1,415,000 Method: Auction Sale Date: 24/02/2018 Rooms: 7 Property Type: House (Res) Land Size: 804 sqm approx

# 19 Mandella St TEMPLESTOWE 3106 (VG)

Agent Comments

Agent Comments

Price: \$1,350,000 Method: Sale Date: 29/05/2018 Rooms: -Property Type: House (Res) Land Size: 646 sqm approx

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66 Margot Av DONCASTER 3108 (REI/VG)



Price: \$1,350,000 Method: Auction Sale Date: 17/03/2018 Rooms: -Property Type: House

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