

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 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 House X Unit 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.

	Address 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.

7 Colonsay Street, Templestowe Vic 3106



4 -

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**

4 3 2

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**

4 - -

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



66 Margot Av DONCASTER 3108 (REI/VG) **Agent Comments**

4 2 2

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