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#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 22 Mincha Avenue, Templestowe Lower Vic 3107 |
|---------------------------------------|--|
|                                       |  |

#### Indicative selling price

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

| Range between | \$880,000 | & | \$950,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$1,028,000 | Hou | se X       | Unit |        |      | Templestowe<br>Lower |
|---------------|-------------|-----|------------|------|--------|------|----------------------|
| Period - From | 01/01/2019  | to  | 31/03/2019 |      | 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.

| Add | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 36 Lowan Av TEMPLESTOWE LOWER 3107  | \$940,000 | 23/12/2018   |
| 2   | 70 Helene St BULLEEN 3105           | \$910,000 | 09/03/2019   |
| 3   | 20 Hotham St TEMPLESTOWE LOWER 3107 | \$900,000 | 20/01/2019   |

#### OR

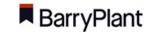
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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Indicative Selling Price \$880,000 - \$950,000 Median House Price March quarter 2019: \$1,028,000





Rooms

**Property Type:** House (Res) **Land Size:** 650 sqm approx

**Agent Comments** 

## Comparable Properties

36 Lowan Av TEMPLESTOWE LOWER 3107

(REI)

3





€ 2

Price: \$940,000 Method: Private Sale Date: 23/12/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 650 sqm approx

70 Helene St BULLEEN 3105 (REI)

**=**3







Price: \$910,000 Method: Auction Sale Date: 09/03/2019

Rooms: -

Property Type: House (Res) Land Size: 609 sqm approx

Agent Comments

**Agent Comments** 

20 Hotham St TEMPLESTOWE LOWER 3107

(REI)

(KLI)





Price: \$900,000 Method: Private Sale Date: 20/01/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 656 sqm approx

Agent Comments

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