

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

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

House

X

Unit

Suburb

Templestowe
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.

	Address 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.



 3  2  1

Rooms:

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties

36 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  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)

Agent Comments

 3  2  2

Price: \$910,000

Method: Auction Sale

Date: 09/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 609 sqm approx

20 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 20/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx