

## 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 40 Romilly Avenue, 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$1,152,500 House X Unit Suburb Templestowe Lower

Period - From 01/01/2018 to 31/03/2018 Source REIV

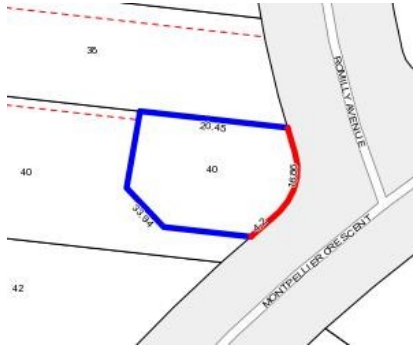
#### Comparable property sales (\*Delete A or B below as applicable)

**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	2a Hazel Dr TEMPLESTOWE LOWER 3107	\$1,050,000	07/12/2017
2	1/1 Hill Ct DONCASTER 3108	\$1,020,000	20/12/2017
3	1/2 Cypress Av TEMPLESTOWE LOWER 3107	\$1,016,000	09/12/2017

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.



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 399.15 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2018: \$1,152,500

## Comparable Properties



**2a Hazel Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 07/12/2017

**Rooms:** -

**Property Type:** House



**1/1 Hill Ct DONCASTER 3108 (VG)**

Agent Comments

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**Price:** \$1,020,000

**Method:** Sale

**Date:** 20/12/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 197 sqm approx



**1/2 Cypress Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,016,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 329 sqm approx