

## 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

26 Gertrude Street, 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 \$1,100,000 & \$1,200,000

## Median sale price

Median price \$1,330,000 House X Unit Suburb Templestowe Lower

Period - From 01/04/2017 to 30/06/2017 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	6 Benambra Dr TEMPLESTOWE LOWER 3107	\$1,150,000	01/04/2017
2	104 Ayr St DONCASTER 3108	\$1,140,000	25/03/2017
3	6 Boonah Ct TEMPLESTOWE LOWER 3107	\$1,105,000	11/03/2017

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 732 sqm approx

Agent Comments

## Comparable Properties



**6 Benambra Dr TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 01/04/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**104 Ayr St DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**6 Boonah Ct TEMPLESTOWE LOWER 3107 (REI/VG)** Agent Comments



**Price:** \$1,105,000

**Method:** Private Sale

**Date:** 11/03/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 728 sqm approx