

Jodi Longmore-Scott 9841 4433 0408 126 215 ilongmorescott@woodards.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	7 Kitson Crescent, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000

Median sale price

Median price	\$1,340,000	Hou	se X	Unit		Subu	Templestowe Lower
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

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

275 Thompsons Rd TEMPLESTOWE LOWER 3107

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 38 Caroline Dr TEMPLESTOWE LOWER 3107 \$1,350,000 12/08/2017 2 3 Artemis Ct TEMPLESTOWE LOWER 3107 \$1,340,000 20/09/2017 3

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.

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\$1,314,000

05/10/2017

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Indicative Selling Price \$1,250,000 - \$1,375,000 **Median House Price** September quarter 2017: \$1,340,000



Rooms:

Property Type: House

Land Size: 647.966 sqm approx

Agent Comments

Comparable Properties



38 Caroline Dr TEMPLESTOWE LOWER 3107

(REI)

-- 3

Price: \$1,350,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



3 Artemis Ct TEMPLESTOWE LOWER 3107

(REI)

--- 4



Price: \$1,340,000

Date: 20/09/2017

Method: Private Sale

Rooms: 6

Property Type: House (Res) Land Size: 887 sqm approx

Agent Comments

Agent Comments



275 Thompsons Rd TEMPLESTOWE LOWER

3107 (REI)

--3



Price: \$1,314,000 Method: Private Sale Date: 05/10/2017

Rooms: 5

Property Type: House Land Size: 838 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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