

## 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

7 Kitson Crescent, 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 \$1,250,000

&amp;

\$1,375,000

## Median sale price

Median price \$1,340,000

House

X

Unit

Suburb

Templestowe  
Lower

Period - From 01/07/2017

to

30/09/2017

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	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	275 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,314,000	05/10/2017

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.~~

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**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

September quarter 2017: \$1,340,000



 4  2  2

**Rooms:**

**Property Type:** House

**Land Size:** 647.966 sqm approx

**Agent Comments**

## Comparable Properties



**38 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**3 Artemis Ct TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,340,000

**Method:** Private Sale

**Date:** 20/09/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 887 sqm approx



**275 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,314,000

**Method:** Private Sale

**Date:** 05/10/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 838 sqm approx