
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Glenmanor Close, Templestowe, VIC 3106

INDICATIVE SELLING PRICE

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

Range Between \$1,400,000 & \$1,500,000

MEDIAN SALE PRICE

Median price \$1,390,000 | House | Templestowe (3106)

Period - From 1 January 2018 to 31 December 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
284 SERPELLS ROAD, TEMPLESTOWE VIC 3106	\$1,440,000	30/09/2018
5 HALCYON COURT, DONCASTER EAST VIC 3109	\$1,420,000	10/09/2018
28 MEREDITH AVENUE, TEMPLESTOWE VIC 3106	\$1,420,000	30/10/2018