

## 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 21A Marcus Road, 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 \$1,480,000 & \$1,580,000

#### 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		
2		
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.



 4  2  2

**Rooms:**  
**Property Type:** house  
**Agent Comments**

**Indicative Selling Price**  
\$1,480,000 - \$1,580,000  
**Median House Price**  
March quarter 2018: \$1,152,500

## Comparable Properties



**28 Stanley St BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,555,000  
**Method:** Sold Before Auction  
**Date:** 02/05/2018  
**Rooms:** -  
**Property Type:** House (Res)



**13 Philip Av DONCASTER 3108 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,555,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx

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.