

#### 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	140 Macedon Road, 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	\$1,100,000	&	\$1,200,000

#### Median sale price

Median price	\$1,150,000	Hou	se 2	X	Unit			Suburb	Templestowe Lower
Period - From	01/07/2018	to	30/09/2	018		Source	REIV		

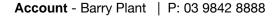
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1/69 Atkinson St TEMPLESTOWE 3106	\$1,175,000	05/09/2018
2	79 Hodgson St TEMPLESTOWE LOWER 3107	\$1,150,000	11/08/2018
3	14 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,100,000	23/07/2018

#### 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.







Generated: 13/12/2018 15:34







Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 659 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** September quarter 2018: \$1,150,000

## Comparable Properties



1/69 Atkinson St TEMPLESTOWE 3106 (REI)





Price: \$1,175,000 Method: Private Sale Date: 05/09/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 



79 Hodgson St TEMPLESTOWE LOWER 3107

(REI/VG)





Price: \$1,150,000 Method: Auction Sale Date: 11/08/2018

Rooms: 7

Property Type: House (Res) Land Size: 700 sqm approx

Agent Comments

Agent Comments



14 Montpellier Cr TEMPLESTOWE LOWER

3107 (REI/VG)





Price: \$1,100,000 Method: Private Sale Date: 23/07/2018

Rooms: 5

Property Type: House (Res) Land Size: 664 sqm approx

Account - Barry Plant | P: 03 9842 8888 Generated: 13/12/2018 15:34



