

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 140 Macedon Road, Templestowe Lower Vic 3107

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 House X Unit Suburb Templestowe Lower

Period - From 01/07/2018 to 30/09/2018 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	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.



 4  4  2

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)

Agent Comments

 4  3  2

Price: \$1,175,000

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: House (Res)



79 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,150,000

Method: Auction Sale

Date: 11/08/2018

Rooms: 7

Property Type: House (Res)

Land Size: 700 sqm approx



14 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,100,000

Method: Private Sale

Date: 23/07/2018

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx