

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

5 Dunloe Rise, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,512,500 House X Unit Suburb Templestowe

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	12 Harman CI DONCASTER EAST 3109	\$1,412,000	24/10/2017
2	5 Dewpond Ct TEMPLESTOWE 3106	\$1,401,800	18/08/2017
3	8 Laviah Ct TEMPLESTOWE 3106	\$1,350,000	11/10/2017

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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 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

September quarter 2017: \$1,512,500

Comparable Properties



12 Harman Ct DONCASTER EAST 3109 (REI)

Agent Comments

 4  2  2

Price: \$1,412,000

Method: Private Sale

Date: 24/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 873 sqm approx



5 Dewpond Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,401,800

Method: Private Sale

Date: 18/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 904 sqm approx



8 Laviah Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 5  2  -

Price: \$1,350,000

Method: Sold Before Auction

Date: 11/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 847 sqm approx