

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

18 Feathertop Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,070,000 & \$1,177,000

Median sale price

Median price \$1,340,000 House X Unit Suburb Templestowe Lower

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	9 Esther St TEMPLESTOWE LOWER 3107	\$1,150,000	20/05/2017
2	5 Sophora Ct TEMPLESTOWE LOWER 3107	\$1,138,000	08/07/2017
3	15 Lowan Av TEMPLESTOWE LOWER 3107	\$1,100,000	15/05/2017

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.



Rooms:

Property Type: House

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



9 Esther St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 20/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 724 sqm approx



5 Sophora Ct TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,138,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 9

Property Type: House (Res)

Land Size: 706 sqm approx

15 Lowan Av TEMPLESTOWE LOWER 3107 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 15/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 690 sqm approx