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

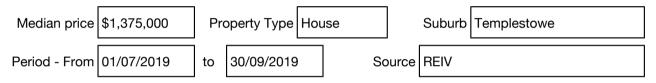
2 Saville Court, Templestowe Vic 3106

Indicative selling price

For the meaning of this price	e see consumer.vic.gov.au/underqu	uoting
-------------------------------	-----------------------------------	--------

Single price \$1,160,000

Median sale price



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	20 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,198,000	14/09/2019
2	13 Glenair St TEMPLESTOWE LOWER 3107	\$1,152,000	13/08/2019
3	26 Lynnwood Pde TEMPLESTOWE LOWER 3107	\$1,100,000	15/08/2019

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.

This Statement of Information was prepared on:

29/10/2019 10:56









Property Type: House (Res) **Land Size:** 737 sqm approx Agent Comments Indicative Selling Price \$1,160,000 Median House Price September quarter 2019: \$1,375,000

Comparable Properties

20 Palmerston Av TEMPLESTOWE LOWER 3107 (REI/VG) 2 Price: \$1,198,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 654 sqm approx	Agent Comments
13 Glenair St TEMPLESTOWE LOWER 3107 (REI/VG) 1 2 2 2 Price: \$1,152,000 Method: Private Sale Date: 13/08/2019 Property Type: House (Res) Land Size: 769 sqm approx	Agent Comments
26 Lynnwood Pde TEMPLESTOWE LOWER 3107 (REI/VG) 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 15/08/2019 Property Type: House Land Size: 633 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.