

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 49 Morang Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,050,000

Median sale price

Median price \$1,172,500 House X Unit Suburb Templestowe Lower
Period - From 01/04/2018 to 30/06/2018 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	17 Verene Av TEMPLESTOWE LOWER 3107	\$1,072,500	07/07/2018
2	6 Gisborne St BULLEEN 3105	\$1,050,000	10/03/2018
3	38 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,045,000	14/04/2018

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.

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Indicative Selling Price

\$1,050,000

Median House Price

June quarter 2018: \$1,172,500



 3  1  2

Rooms:

Property Type: House

Land Size: 818 sqm approx

Agent Comments

Comparable Properties



17 Verene Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,072,500

Method: Auction Sale

Date: 07/07/2018

Rooms: 7

Property Type: House (Res)

Land Size: 659 sqm approx



6 Gisborne St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000

Method: Auction Sale

Date: 10/03/2018

Rooms: -

Property Type: House (Res)



38 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,045,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 632 sqm approx