

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

29 Sassafras Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$860,000 & \$930,000

Median sale price

Median price \$1,041,750 House X Unit Suburb Templestowe Lower

Period - From 01/10/2018 to 31/12/2018 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	10 Newlyn CI TEMPLESTOWE 3106	\$922,000	10/11/2018
2	20 Hotham St TEMPLESTOWE LOWER 3107	\$900,000	20/01/2019
3	26 Dellfield Dr TEMPLESTOWE LOWER 3107	\$870,000	29/01/2019

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.



 3  2  2

Rooms:

Property Type: House

Land Size: 705 sqm approx

Agent Comments

Comparable Properties

10 Newlyn CI TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  1

Price: \$922,000

Method: Auction Sale

Date: 10/11/2018

Rooms: 7

Property Type: House (Res)

Land Size: 670 sqm approx

20 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 20/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 656 sqm approx



26 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$870,000

Method: Private Sale

Date: 29/01/2019

Rooms: -

Property Type: House

Land Size: 657 sqm approx