

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

19 Hemingway Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,375,000 Property Type House Suburb Templestowe

Period - From 01/07/2019 to 30/09/2019 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	222 Andersons Creek Rd DONCASTER EAST 3109	\$1,450,000	28/11/2019
2	5 Wenke Ct DONCASTER EAST 3109	\$1,436,000	04/11/2019
3	12 Hailey Ct TEMPLESTOWE 3106	\$1,415,000	08/11/2019

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: 16/01/2020 18:22



Property Type: Land
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,485,000
Median House Price
 September quarter 2019: \$1,375,000

Comparable Properties



222 Andersons Creek Rd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,450,000
Method: Sold Before Auction
Date: 28/11/2019
Rooms: 6
Property Type: House (Res)
Land Size: 920 sqm approx



5 Wenke Ct DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,436,000
Method: Sold Before Auction
Date: 04/11/2019
Rooms: 8
Property Type: House (Res)
Land Size: 839 sqm approx



12 Hailey Ct TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$1,415,000
Method: Private Sale
Date: 08/11/2019
Property Type: House
Land Size: 780 sqm approx