

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	32 Mahoney Street, Templestowe Vic 3106
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Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,525,000	House	X	Unit		Suburb	Templestowe
Period - From	01/01/2017	to	31/12/2017	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	17 Montclair Ct TEMPLESTOWE 3106	\$1,506,666	08/02/2018
2	11 Oak Cr TEMPLESTOWE LOWER 3107	\$1,506,000	11/11/2017
3	3 Dove Ct TEMPLESTOWE LOWER 3107	\$1,450,000	23/09/2017

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 (Res)

Land Size: 345 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2017: \$1,525,000

Comparable Properties



17 Montclair Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,506,666

Method: Sold Before Auction

Date: 08/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx



11 Oak Cr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,506,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx



3 Dove Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 889 sqm approx