

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	32 Mahoney Street, Templestowe Vic 3106
Including suburb and	
postcode	

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	Hou	ıse X	Unit		;	Suburb	Templestowe
Period - From	01/01/2017	to	31/12/2017		Source	REIV		

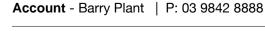
Comparable property sales (*Delete A or B below as applicable)

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.







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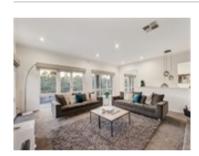
Rooms:

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)





Price: \$1,506,666

Method: Sold Before Auction

Date: 08/02/2018

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



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)





Price: \$1,450,000 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House (Res) Land Size: 889 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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