

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

12 Apple Blossom Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,468,888 House X Unit Suburb Templestowe

Period - From 01/10/2017 to 31/12/2017 Source REIV

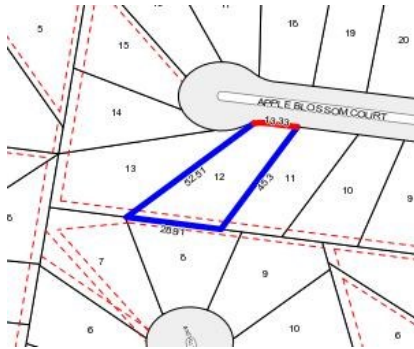
Comparable property sales (*Delete A or B below as applicable)

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	30 Long Valley Way DONCASTER EAST 3109	\$1,390,000	23/10/2017
2	85 Polaris Dr DONCASTER EAST 3109	\$1,353,000	22/10/2017
3	7 Vistaway Ct DONVALE 3111	\$1,315,000	09/11/2017

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

Land Size: 875 sqm approx

Agent Comments

Comparable Properties



30 Long Valley Way DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Private Sale

Date: 23/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 796 sqm approx



85 Polaris Dr DONCASTER EAST 3109 (REI/VG)

Agent Comments



Price: \$1,353,000

Method: Private Sale

Date: 22/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 864 sqm approx



7 Vistaway Ct DONVALE 3111 (REI)

Agent Comments



Price: \$1,315,000

Method: Private Sale

Date: 09/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 842 sqm approx