

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	5 Arapilles Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$968,000
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Median sale price

Median price	\$990,000	Hou	se	Х	Unit		Suburb	Templestowe Lower
Period - From	01/04/2019	to	30/06/	/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.

Add	dress of comparable property	Price	Date of sale
1	8 Cypress Av TEMPLESTOWE LOWER 3107	\$925,000	02/05/2019
2	40 Ashford St TEMPLESTOWE LOWER 3107	\$920,000	29/05/2019
3	29 Sassafras Dr TEMPLESTOWE LOWER 3107	\$900,200	27/04/2019

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.

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Rooms:

Property Type: House **Land Size:** 730 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$968,000 Median House Price June quarter 2019: \$990,000

Comparable Properties



8 Cypress Av TEMPLESTOWE LOWER 3107 (REI/VG)

₩ 3 **-** 2

Price: \$925,000 Method: Private Sale Date: 02/05/2019

Rooms: -

Property Type: House **Land Size:** 650 sqm approx

Agent Comments



40 Ashford St TEMPLESTOWE LOWER 3107

(REI/VG)

└ 3 **└** •

₽ 1

Price: \$920,000 **Method:** Private Sale **Date:** 29/05/2019

Rooms: -

Property Type: House Land Size: 670 sqm approx **Agent Comments**

29 Sassafras Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)

□ 3 **□** 2 **□**

Price: \$900,200 Method: Auction Sale Date: 27/04/2019 Rooms: 7

Property Type: House (Res) Land Size: 705 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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