

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

7 Donegal Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,090,000

&

\$1,199,000

Median sale price

Median price \$1,460,000

House

X

Unit

Suburb Templestowe

Period - From 01/01/2018

to

31/03/2018

Source REIV

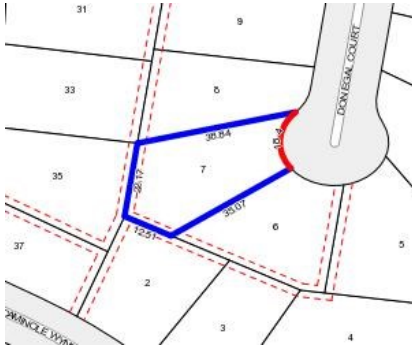
Comparable property sales (*Delete A or B below as applicable)

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	50 Clontarf Cr TEMPLESTOWE 3106	\$1,120,000	24/03/2018
2	5 Newstead Ct DONCASTER EAST 3109	\$1,117,500	16/04/2018
3	5 Bernadette Ct DONCASTER EAST 3109	\$1,115,000	12/04/2018

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: 890 sqm approx

Agent Comments

Comparable Properties



50 Clontarf Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 24/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 814 sqm approx



5 Newstead Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,117,500

Method: Private Sale

Date: 16/04/2018

Rooms: -

Property Type: House

Land Size: 885 sqm approx



5 Bernadette Ct DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,115,000

Method: Private Sale

Date: 12/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 801 sqm approx