

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

2 Hovea Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,680,888

House

X

Unit

Suburb

Templestowe

Period - From

01/07/2018

to

30/09/2018

Source

REIV

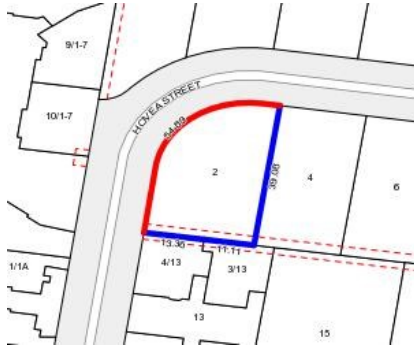
Comparable property sales (*Delete A or B below as applicable)

- 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	20 Cavendish Dr TEMPLESTOWE LOWER 3107	\$1,080,000	17/08/2018
2	45 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,070,000	09/09/2018
3	22 Bilby St TEMPLESTOWE LOWER 3107	\$1,010,000	15/10/2018

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.



 4  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2018: \$1,680,888

Comparable Properties



20 Cavendish Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 17/08/2018
Rooms: 6
Property Type: House
Land Size: 706 sqm approx



45 Waratah Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,070,000
Method: Private Sale
Date: 09/09/2018
Rooms: 7
Property Type: House



22 Bilby St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$1,010,000
Method: Private Sale
Date: 15/10/2018
Rooms: -
Property Type: House
Land Size: 664 sqm approx