

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

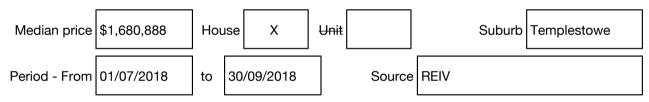
2 Hovea Street, Templestowe Vic 3106

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



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.

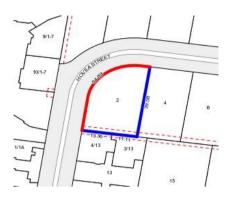
Account - Barry Plant | P: 03 9842 8888

propertydata

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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.







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)



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



Agent Comments



45 Waratah Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)



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



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

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