

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

5 Sophora Court, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,120,000 & \$1,232,000

Median sale price

Median price \$1,170,750

House X

Suburb Templestowe Lower

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Kelvinside Dr TEMPLESTOWE 3106	\$1,210,000	13/05/2017
11 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,200,000	20/05/2017
102 Dellfield Dr TEMPLESTOWE 3106	\$1,175,000	01/04/2017



Rooms:

Property Type: House

Land Size: 706 sqm

Agent Comments

Comparable Properties



5 Kelvinside Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 688 sqm



11 Lauri Ann St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 701 sqm



102 Dellfield Dr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,175,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 677 sqm