

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

10 Stradmore Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,415,000 Property Type House Suburb Templestowe

Period - From 01/10/2019 to 31/12/2019 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.

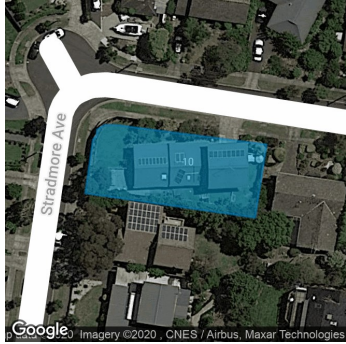
	Address of comparable property	Price	Date of sale
1	8 Gairlock Ct DONCASTER 3108	\$1,296,000	16/09/2019
2	10 Niland Rise TEMPLESTOWE 3106	\$1,245,000	03/08/2019
3	17 Fairbank Cr TEMPLESTOWE LOWER 3107	\$1,211,000	03/08/2019

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.~~

This Statement of Information was prepared on:

23/01/2020 08:43



 4  3  2

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2019: \$1,415,000

Comparable Properties



8 Gairlock Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,296,000

Method: Private Sale

Date: 16/09/2019

Property Type: House

Land Size: 669 sqm approx



10 Niland Rise TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,245,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 10

Property Type: House (Res)

Land Size: 700 sqm approx



17 Fairbank Cr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,211,000

Method: Auction Sale

Date: 03/08/2019

Rooms: 8

Property Type: House (Res)

Land Size: 659 sqm approx