

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

50 Caroline Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,330,000

House X

Suburb Templestowe Lower

Period - From 01/04/2017 to 30/06/2017

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
1 Howitt Dr TEMPLESTOWE LOWER 3107	\$1,351,000	01/04/2017
60 Dellfield Dr TEMPLESTOWE LOWER 3107	\$1,290,000	29/04/2017
11 Corroboree PI TEMPLESTOWE LOWER 3107	\$1,257,000	03/03/2017



Rooms:

Property Type: House

Land Size: 717.2 sqm approx

Agent Comments

Comparable Properties



1 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,351,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm approx



60 Dellfield Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 686 sqm approx



11 Corroboree PI TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,257,000

Method: Auction Sale

Date: 03/03/2017

Rooms: 9

Property Type: House (Res)

Land Size: 706 sqm approx