

# 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

46 Montpelier Crescent, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Templestowe Lower

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	10a Monaco St DONCASTER 3108	\$1,440,000	12/10/2019
2	8 Park Hill Way DONCASTER 3108	\$1,390,000	04/10/2019
3	1/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,368,000	12/09/2019

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: 11/02/2020 16:15



4 3 2

**Property Type:** House (Res)

**Land Size:** 376 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2019: \$1,200,000

## Comparable Properties



**10a Monaco St DONCASTER 3108 (VG)**

Agent Comments

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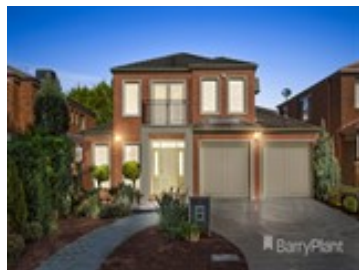
**Price:** \$1,440,000

**Method:** Sale

**Date:** 12/10/2019

**Property Type:** House (Res)

**Land Size:** 342 sqm approx



**8 Park Hill Way DONCASTER 3108 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 04/10/2019

**Property Type:** House (Res)

**Land Size:** 384 sqm approx



**1/81-83 Glenair Ct TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,368,000

**Method:** Private Sale

**Date:** 12/09/2019

**Property Type:** Townhouse (Single)

**Land Size:** 336 sqm approx