

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 Wallmah Close, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,170,000

&

\$1,287,000

Median sale price

Median price \$1,512,500

House

X

Unit

Suburb Templestowe

Period - From 01/07/2017

to

30/09/2017

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	61 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,260,000	29/07/2017
2	40 Chalon Av TEMPLESTOWE LOWER 3107	\$1,225,000	07/07/2017
3	45 Mandella St TEMPLESTOWE 3106	\$1,170,000	01/07/2017

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.~~

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Indicative Selling Price

\$1,170,000 - \$1,287,000

Median House Price

September quarter 2017: \$1,512,500



 4  2  2

Rooms:

Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties

61 Jeffrey St TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,260,000

Method: Private Sale

Date: 29/07/2017

Rooms: -

Property Type: House

Land Size: 774 sqm approx



40 Chalon Av TEMPLESTOWE LOWER 3107
(REI/VG)

Agent Comments

 4  2  2

Price: \$1,225,000

Method: Private Sale

Date: 07/07/2017

Rooms: -

Property Type: House

Land Size: 699 sqm approx

45 Mandella St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,170,000

Method: Private Sale

Date: 01/07/2017

Rooms: -

Property Type: House

Land Size: 708 sqm approx