

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 4 Durkin Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,468,888 House X Unit Suburb Templestowe

Period - From 01/10/2017 to 31/12/2017 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	25 Foote St TEMPLESTOWE LOWER 3107	\$1,100,000	19/10/2017
2	386 Church Rd TEMPLESTOWE 3106	\$1,075,000	09/01/2018
3	6 Hickory St TEMPLESTOWE LOWER 3107	\$1,048,000	24/11/2017

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.



 4  2  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 680 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2017: \$1,468,888

Comparable Properties



25 Foote St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 19/10/2017

Rooms: 9

Property Type: House (Res)

Land Size: 799 sqm approx



386 Church Rd TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,075,000

Method: Private Sale

Date: 09/01/2018

Rooms: -

Property Type: House

Land Size: 660 sqm approx



6 Hickory St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,048,000

Method: Sold Before Auction

Date: 24/11/2017

Rooms: 7

Property Type: House (Res)