

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

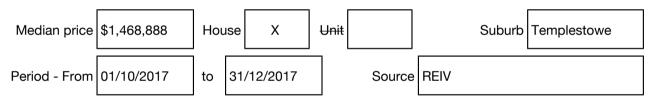
s | 4 Durkin Court, Templestowe Vic 3106 d e

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



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.

Account - Barry Plant | P: 03 9842 8888

propertydata

Generated: 12/02/2018 09:10

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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 Agent Comments (REI)

Price: \$1,100,000 Method: Sold Before Auction Date: 19/10/2017 Rooms: 9 Property Type: House (Res) Land Size: 799 sqm approx

Agent Comments



386 Church Rd TEMPLESTOWE 3106 (REI)



Price: \$1,075,000 Method: Private Sale Date: 09/01/2018 Rooms: -Property Type: House Land Size: 660 sqm approx

(REI) 3

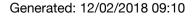


6 Hickory St TEMPLESTOWE LOWER 3107

Agent Comments

Price: \$1,048,000 Method: Sold Before Auction Date: 24/11/2017 Rooms: 7 Property Type: House (Res)

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