

Adam Harris 9827 0999 0433 521 380 adam.harris@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
-----------------	-----------	----------

Address	28 Feathertop Avenue, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,172,500	Hou	ıse	Х	Unit		Suburb	Templestowe Lower
Period - From	01/04/2018	to	30/	06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Verene Av TEMPLESTOWE LOWER 3107	\$1,072,500	07/07/2018
2	1 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,055,000	05/05/2018
3	3 Arapilles Dr TEMPLESTOWE LOWER 3107		25/08/2018

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 - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





Generated: 04/09/2018 11:48



9827 0999 0433 521 380 adam.harris@noeljones.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June guarter 2018: \$1,172,500



1 G

Rooms:

Property Type: House **Land Size:** 726 sqm approx

Agent Comments

Comparable Properties



17 Verene Av TEMPLESTOWE LOWER 3107

(REI)

3

— 1

1 🗗

Price: \$1,072,500 Method: Auction Sale Date: 07/07/2018

Rooms: 7

Property Type: House (Res) Land Size: 659 sqm approx

1 Mayfair Av TEMPLESTOWE LOWER 3107

(REI)

•=





Price: \$1,055,000 **Method:** Auction Sale **Date:** 05/05/2018

Rooms: 7

Property Type: House (Res) **Land Size:** 727 sqm approx

Agent Comments

Agent Comments

Agent Comments



3 Arapilles Dr TEMPLESTOWE LOWER 3107

(REI)

l. — .

-

€ 2°

Price:

Method: Auction Sale Date: 25/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 727 sqm approx

Account - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955





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.

Generated: 04/09/2018 11:48