

## 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 28 Feathertop Avenue, 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 \$1,000,000 & \$1,100,000

**Median sale price**

Median price \$1,172,500 House X 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.

	Address 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.



**Rooms:**

**Property Type:** House

**Land Size:** 726 sqm approx

**Agent Comments**

## Comparable Properties



**17 Verene Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$1,055,000

**Method:** Auction Sale

**Date:** 05/05/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 727 sqm approx



**3 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:**

**Method:** Auction Sale

**Date:** 25/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 727 sqm approx