

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Range between	<input type="text" value="\$1,100,000"/>	&	<input type="text" value="\$1,180,000"/>
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Median sale price

(*Delete house or unit as applicable)

Median price	<input type="text" value="\$1,330,000"/>	House	<input checked="" type="checkbox" value="X"/>	*unit	<input type="checkbox"/>	Suburb or locality	<input type="text" value="Templestowe Lower"/>
Period - From	<input type="text" value="March '17"/>	to	<input type="text" value="June '17"/>	Source	<input type="text" value="REIV"/>		

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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
20 Fyfe Drive, Templestowe Lower	\$1,181,000	24.06.2017
6 Benambra Drive, Templestowe Lower	\$1,150,000	01.04.2017
6 Boonah Court, Templestowe Lower	\$1,105,000	11.03.2017