### 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 Taparoo Road, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,700,000		&		\$1,800,000				
Median sale price									
Median price	\$1,433,000	Pro	operty Type	Hou	se		Suburb	Templestowe	
Period - From	01/10/2019	to	30/09/2020	)	So	urce	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 sixmonths 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	9 Hakea St TEMPLESTOWE 3106	\$1,768,800	11/08/2020
2	95 Newmans Rd TEMPLESTOWE 3106	\$1,710,000	23/05/2020
3			

OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

22/10/2020 12:09



# McGrath





**Property Type:** House (Res) **Land Size:** 654 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending September 2020: \$1,433,000

## **Comparable Properties**



Price: \$1,768,800 Method: Private Sale Date: 11/08/2020 Property Type: House

Land Size: 720 sqm approx

Land Size: 828 sqm approx

9 Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments



(REI/VG) Price: \$1,710,000 Method: Auction Sale Date: 23/05/2020 Rooms: 9 Property Type: House (Res)

95 Newmans Rd TEMPLESTOWE 3106

Agent Comments

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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.