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

4 The Priory, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice*							
Median price	\$1,415,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	03/10/2019	to	03/03/2020		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	6 Rothesay Ct TEMPLESTOWE 3106	\$1,490,000	23/10/2019
2	5 Wenke Ct DONCASTER EAST 3109	\$1,436,000	04/11/2019
3	6 Ramsay CI DONCASTER EAST 3109	\$1,410,000	14/09/2019

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.

This Statement of Information was prepared on:

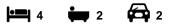
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* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of REIV residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.









Property Type: House (Res) **Land Size:** 854 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price * 03/10/2019 - 03/03/2020: \$1,415,000 * Agent calculated median based on REIV sales

Comparable Properties



6 Rothesay Ct TEMPLESTOWE 3106 (REI)



Price: \$1,490,000 Method: Sold Before Auction Date: 23/10/2019 Property Type: House (Res) Land Size: 830 sqm approx



5 Wenke Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,436,000 Method: Sold Before Auction Date: 04/11/2019 Rooms: 8 Property Type: House (Res) Land Size: 839 sqm approx



6 Ramsay CI DONCASTER EAST 3109 (REI/VG)



Price: \$1,410,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 779 sqm approx Agent Comments

Agent Comments

Account - Parkes Property | P: 9840 1111 | F: 9840 1570



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.