

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price*

Median price \$1,415,000

Property Type House

Suburb Templestowe

Period - From 03/10/2019

to 03/03/2020

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	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 Cl 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:

03/03/2020 16:18

* 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.



4 2 2

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)

Agent Comments

4 2 2

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

4 2 2

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 Ct DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,410,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 779 sqm approx