

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

275 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,330,000

House

X

Unit

Suburb

Templestowe
Lower

Period - From

01/04/2017

to

30/06/2017

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	21 Rooney St TEMPLESTOWE LOWER 3107	\$1,385,000	13/05/2017
2	4 Michael St TEMPLESTOWE LOWER 3107	\$1,370,000	08/04/2017
3	38 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,350,000	12/08/2017

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.



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 839 sqm approx
Agent Comments

Indicative Selling Price
 \$1,350,000
Median House Price
 June quarter 2017: \$1,330,000

Comparable Properties



21 Rooney St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,385,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 745 sqm approx



4 Michael St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,370,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 743 sqm approx



38 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  3

Price: \$1,350,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx