

## 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

9 Eric Avenue, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

#### Median sale price

Median price \$1,152,500 House X Unit Suburb Templestowe Lower

Period - From 01/01/2018 to 31/03/2018 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	24 Bilby St TEMPLESTOWE LOWER 3107	\$1,030,000	24/02/2018
2	41 Diane Cr VIEWBANK 3084	\$1,010,000	19/05/2018
3	8 Apex Cr BULLEEN 3105	\$980,000	28/04/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 658 sqm approx

**Agent Comments**

## Comparable Properties



**24 Bilby St TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$1,030,000

**Method:** Sold Before Auction

**Date:** 24/02/2018

**Rooms:** 8

**Property Type:** House (Res)



**41 Diane Cr VIEWBANK 3084 (REI)**

**Agent Comments**



**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 19/05/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 585 sqm approx



**8 Apex Cr BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$980,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 651 sqm approx