

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

36 Waratah Drive, Templestowe Lower

## Indicative selling price

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

**SINGLE  
PRICE**

\$1,049,000

## Median sale price

**MEDIAN  
PRICE**

\$1,030,000

**HOUSE**

X

**SUBURB**

Templestowe Lower

**PERIOD -  
FROM**

1<sup>st</sup> January 2019

**TO**

31<sup>st</sup> March 2019

**SOURCE**

REIV

## Comparable property sales

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**

140 Macedon Road, Templestowe Lower

\$1,090,000

22.01.2019

86 Greenridge Avenue, Templestowe

\$1,110,000

27.02.2019

15 Peter Budge Avenue, Templestowe

\$1,102,750

17.01.2019

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## Comparable properties



**\$1,090,000**

140 Macedon Road, Templestowe Lower, Victoria

**DATE:** 22.01.2019

**PROPERTY TYPE:** House

 4     4  
 2     659 sqm x



**\$1,110,000**

86 Greenridge Avenue, Templestowe, Victoria

**DATE:** 27.02.2019

**PROPERTY TYPE:** House

 4     2  
 2     894 sqm



**\$1,102,750**

15 Peter Budge Avenue, Templestowe, Victoria

**DATE:** 17.01.2019

**PROPERTY TYPE:** House

 4     3  
 3     648 sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee