

#### 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	45 Templemore Drive, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000

#### Median sale price

Median price	\$1,552,000	Н	ouse X	Su	ıburb	Templestowe
Period - From	01/01/2017	to	31/03/2017	Source	REIV	′

#### Comparable property sales

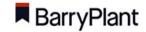
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lynda Ct DONCASTER EAST 3109	\$1,186,880	10/03/2017
18 Long Valley Way DONCASTER EAST 3109	\$1,168,000	17/05/2017
4 Angela Ct DONCASTER EAST 3109	\$1,100,000	11/04/2017





Account - Barry Plant | P: 03 9842 8888











Rooms:

Property Type: House (Res) Land Size: 779 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2017: \$1,552,000

## Comparable Properties



1 Lynda Ct DONCASTER EAST 3109 (REI/VG)





Price: \$1,186,880

Method: Sold Before Auction

Date: 10/03/2017 Rooms: 6

Property Type: House (Res) Land Size: 784 sqm approx

**Agent Comments** 



18 Long Valley Way DONCASTER EAST 3109

(REI)





Price: \$1.168.000

Method: Sold Before Auction

Date: 17/05/2017

Rooms: 7

Property Type: House (Res) Land Size: 798 sqm approx

Agent Comments





Price: \$1,100,000 Method: Private Sale Date: 11/04/2017

Rooms: 7

Property Type: House (Res)

**Agent Comments** 

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