

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

45 Templemore Drive, Templestowe Vic 3106

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

House X

Suburb 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



 4  2  2

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) **Agent Comments**

 4  2  2

Price: \$1,186,880

Method: Sold Before Auction

Date: 10/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 784 sqm approx



18 Long Valley Way DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,168,000

Method: Sold Before Auction

Date: 17/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 798 sqm approx



4 Angela Ct DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 11/04/2017

Rooms: 7

Property Type: House (Res)