

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

42 Birchgrove Crescent, Templestowe VIC 3106

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,188,000

Median sale price

Median price

\$1,300,000

 Property type

House

 Suburb

Templestowe

Period - From

1st January 2019

 to

27th June 2019

 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. 3 Tatterson Court, Templestowe	\$1,160,000	24/05/2019
2. 18 Meredith Avenue, Templestowe	\$1,160,000	07/05/2019
3. 3 Glen Orchard Close, Templestowe	\$1,200,000	18/03/2019

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.~~

This Statement of Information was prepared on:

18/09/2019

Comparable properties



\$1,160,000

3 Tatterson Court, Templestowe, Victoria

DATE: 24/05/2019

PROPERTY TYPE: House

 4  2
 2  721 sqm x



\$1,160,000

18 Meredith Avenue, Templestowe, Victoria

DATE: 07/05/2019

PROPERTY TYPE: House

 4  2
 2  787 sqm



\$1,200,000

3 Glen Orchard Close, Templestowe, Victoria

DATE: 18/03/2019

PROPERTY TYPE: House

 4  4
 2  788 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee