### 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	4 Magnolia Drive, Templestowe Lower Vic 3107
Including suburb and	
postcode	

#### Indicative selling price

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

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

#### Median sale price

Median price	\$1,152,500	Hous	se X	Unit		S	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.

Ad	dress of comparable property	Price	Date of sale
1	15 Totara Ct TEMPLESTOWE LOWER 3107	\$1,085,000	06/04/2018
2	6 Hickory St TEMPLESTOWE LOWER 3107	\$1,048,000	24/11/2017
3	15 Ranleigh Rise TEMPLESTOWE LOWER 3107	\$1,005,000	18/11/2017

#### 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:

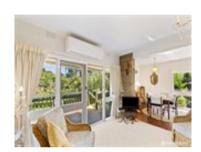
Property Type: House

Land Size: 671.117 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2018: \$1,152,500

## Comparable Properties



15 Totara Ct TEMPLESTOWE LOWER 3107

(REI)

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**Price:** \$1,085,000 **Method:** Private Sale **Date:** 06/04/2018

Rooms: -

**Property Type:** House **Land Size:** 669 sqm approx

Agent Comments



6 Hickory St TEMPLESTOWE LOWER 3107

(REI/VG)







**a** 2

Price: \$1,048,000

Method: Sold Before Auction

Date: 24/11/2017

Rooms: 7

Property Type: House (Res) Land Size: 659 sqm approx **Agent Comments** 



15 Ranleigh Rise TEMPLESTOWE LOWER

3107 (REI/VG)







**Price:** \$1,005,000 **Method:** Auction Sale **Date:** 18/11/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 766 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472





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