

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

4 Magnolia Drive, Templestowe Lower Vic 3107

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

House

X

Unit

Suburb 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.

	Address 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.

4 Magnolia Drive, Templestowe Lower Vic 3107



4 2

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)

Agent Comments

4 2 2

Price: \$1,085,000
Method: Private Sale
Date: 06/04/2018
Rooms: -
Property Type: House
Land Size: 669 sqm approx



6 Hickory St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,048,000
Method: Sold Before Auction
Date: 24/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 659 sqm approx



15 Ranleigh Rise TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,005,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 766 sqm approx