

# 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 17 Fyfe Drive, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

### Median sale price

Median price \$1,028,000 House X Unit Suburb Templestowe Lower  
Period - From 01/01/2019 to 31/03/2019 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	30 Winters Way DONCASTER 3108	\$1,092,000	17/04/2019
2	13 Amberwood Ct TEMPLESTOWE 3106	\$1,050,000	10/04/2019
3	6 Harvell Ct DONCASTER 3108	\$1,038,000	03/12/2018

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  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 661 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000  
**Median House Price**  
 March quarter 2019: \$1,028,000

## Comparable Properties

**30 Winters Way DONCASTER 3108 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,092,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2019  
**Rooms:** -  
**Property Type:** House



**13 Amberwood Ct TEMPLESTOWE 3106 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 10/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 655 sqm approx



**6 Harvell Ct DONCASTER 3108 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,038,000  
**Method:** Private Sale  
**Date:** 03/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx