

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

54 Fyfe Drive Templestowe Lower VIC 3107

Indicative selling price

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

Single Price

or range
between

\$1,220,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,141,000

Property type

House

Suburb

Templestowe Lower

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 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

4 Ranleigh Rise Templestowe Lower VIC 3107	\$1,205,000	27-Jun-20
26 Crawford Road Templestowe Lower VIC 3107	\$1,200,000	28-May-20
4 Mintaro Court Templestowe VIC 3106	\$1,220,000	10-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 07 July 2020



4 Ranleigh Rise Templestowe Lower VIC 3107

4 2 -

Sold Price ^{RS} \$1,205,000 Sold Date 27-Jun-20

Distance 0.55km



26 Crawford Road Templestowe Lower VIC 3107

4 2 2

Sold Price ^{RS} \$1,200,000 Sold Date 28-May-20

Distance 0.55km



4 Mintaro Court Templestowe VIC 3106

4 2 2

Sold Price ^{RS} \$1,220,000 Sold Date 10-Apr-20

Distance 1.74km

RS = Recent sale

UN = Undisclosed Sale

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