

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

124 Swanston Street, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,170,750

House X

Suburb Templestowe Lower

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
5 England St BULLEEN 3105	\$1,207,000	22/04/2017
240 Manningham Rd TEMPLESTOWE LOWER 3107	\$1,200,000	19/12/2016
112 Pleasant Rd TEMPLESTOWE LOWER 3107	\$1,161,500	21/03/2017



Rooms:

Property Type: House

Land Size: 673 sqm

Agent Comments

Comparable Properties



5 England St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,207,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 607 sqm



240 Manningham Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 19/12/2016

Rooms: 6

Property Type: House (Res)

Land Size: 636 sqm



112 Pleasant Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,161,500

Method: Sold Before Auction

Date: 21/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm