

## 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

15 Peter-budge Avenue, Templestowe Vic 3106

#### Indicative selling price

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

Single price \$1,200,000

#### Median sale price

Median price \$1,680,888

House

X

Unit

Suburb

Templestowe

Period - From 01/07/2018

to

30/09/2018

Source REIV

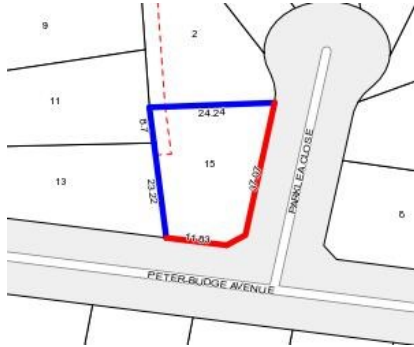
#### Comparable property sales (\*Delete A or B below as applicable)

**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	52 Belinda Cr DONCASTER EAST 3109	\$1,200,000	28/07/2018
2	23 Gaudion Rd DONCASTER EAST 3109	\$1,188,000	03/09/2018
3	14 Montpellier Cr TEMPLESTOWE LOWER 3107	\$1,100,000	23/07/2018

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  3  3

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,200,000

**Median House Price**

September quarter 2018: \$1,680,888

## Comparable Properties



**52 Belinda Cr DONCASTER EAST 3109 (VG)**

**Agent Comments**

 4  -  -

**Price:** \$1,200,000

**Method:** Sale

**Date:** 28/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 654 sqm approx



**23 Gaudion Rd DONCASTER EAST 3109 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,188,000

**Method:** Private Sale

**Date:** 03/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 664 sqm approx



**14 Montpellier Cr TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 23/07/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 664 sqm approx