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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	14 Conifer Place, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,080,000	&	\$1,180,000

Median sale price

Median price	\$1,041,750	Hou	ıse	Х	Unit		Suburb	Templestowe Lower
Period - From	01/10/2018	to	31/	12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	20 Horsfall St TEMPLESTOWE LOWER 3107	\$1,210,000	13/10/2018
2	35 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,105,000	20/03/2019
3	140 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,090,000	13/01/2019

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.

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Indicative Selling Price \$1,080,000 - \$1,180,000 **Median House Price** December quarter 2018: \$1,041,750





Rooms:

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

Comparable Properties



20 Horsfall St TEMPLESTOWE LOWER 3107

(REI/VG) **1** 3





Price: \$1,210,000 Method: Auction Sale Date: 13/10/2018

Rooms: 7

Property Type: House (Res) Land Size: 691 sqm approx

35 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)





Price: \$1,105,000 Method: Private Sale Date: 20/03/2019

Rooms: -

Property Type: House Land Size: 730 sqm approx

140 Macedon Rd TEMPLESTOWE LOWER

3107 (REI)





Price: \$1.090.000

Rooms: -

Property Type: House (Res)





Land Size: 658 sqm approx

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Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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