

## 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

14 Conifer Place, 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)

Range between \$1,080,000

&amp;

\$1,180,000

**Median sale price**

Median price \$1,041,750

House

X

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.

	Address 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.

Jack Zhang

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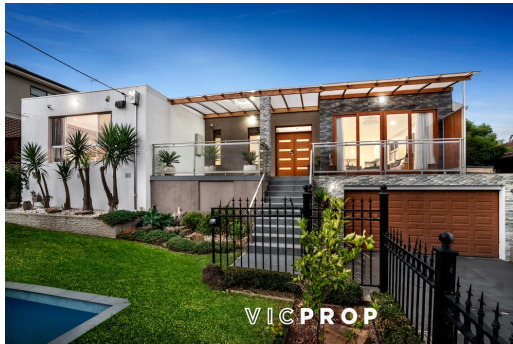
jack.zhang@vicprop.com.au

**Indicative Selling Price**

\$1,080,000 - \$1,180,000

**Median House Price**

December quarter 2018: \$1,041,750



5 4 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**20 Horsfall St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

3 2 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)**

Agent Comments

4 2 2

**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)**

Agent Comments

4 4 2

**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 13/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 658 sqm approx