

### HOUSE Offered for Sale

31 Fyfe Drive Templestowe Lower VIC 3107

 4  2  1

### Indicative Selling Price

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

Single Price \$1,150,000

### Median Sale Price

\$1,186,250 Houses in Templestowe lower between Dec 2016 - Nov 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**25 Foote Street Templestowe Lower VIC 3107**

 4  2  2

Sold Price **\$1,100,000** Sold Date **19-Oct-17**

Distance **1.59km**

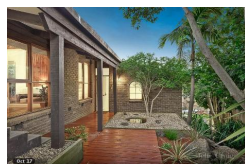


**1 Totara Court Templestowe Lower VIC 3107**

 4  2  2

Sold Price **\$1,145,000** Sold Date **14-Nov-17**

Distance **0.38km**



**15 Blue Gum Close Templestowe Lower VIC 3107**

 4  2  2

Sold Price **\$1,188,000** Sold Date **20-Nov-17**

Distance **0.52km**

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