

## 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

347 Thompsons Road, 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 \$1,050,000 &amp; \$1,150,000

## Median sale price

Median price \$1,340,000 House X Unit Suburb Templestowe Lower

Period - From 01/07/2017 to 30/09/2017 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	9 Esther St TEMPLESTOWE LOWER 3107	\$1,150,000	20/05/2017
2	5 Sophora Ct TEMPLESTOWE LOWER 3107	\$1,138,000	08/07/2017
3	25 Foote St TEMPLESTOWE LOWER 3107	\$1,100,000	19/10/2017

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**

\$1,050,000 - \$1,150,000

**Median House Price**

September quarter 2017: \$1,340,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**9 Esther St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 20/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 724 sqm approx



**5 Sophora Ct TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,138,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 706 sqm approx



**25 Foote St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



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

**Method:** Sold Before Auction

**Date:** 19/10/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 799 sqm approx