

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

1/2 Cypress Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between

\$860,000

&

\$946,000

Median sale price

Median price

\$925,020

House

Unit

X

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	3 Hazel Dr TEMPLESTOWE LOWER 3107	\$930,039	08/09/2017
2	8/12 Omar St TEMPLESTOWE LOWER 3107	\$920,000	12/09/2017
3	1/188 Foote St TEMPLESTOWE 3106	\$890,000	22/07/2017

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

\$860,000 - \$946,000

Median Unit Price

September quarter 2017: \$925,020



 3  2  2

Rooms:

Property Type: Townhouse
(Single)

Land Size: 329 sqm approx

Agent Comments

Comparable Properties



3 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$930,039

Method: Private Sale

Date: 08/09/2017

Rooms: -

Property Type: Townhouse (Res)



8/12 Omar St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$920,000

Method: Auction Sale

Date: 12/09/2017

Rooms: 4

Property Type: Townhouse (Res)



1/188 Foote St TEMPLESTOWE 3106 (REI) **Agent Comments**

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 22/07/2017

Rooms: 4

Property Type: Townhouse (Res)