

#### 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	11 Heysham Way, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000

#### Median sale price

Median price	\$1,350,000	Ηοι	ıse X	Unit		S	Suburb	Templestowe
Period - From	01/04/2019	to	30/06/2019		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 8 Cypress Av TEMPLESTOWE LOWER 3107 \$925,000 02/05/2019 2 40 Ashford St TEMPLESTOWE LOWER 3107 \$920,000 29/05/2019 3 56 Milne St TEMPLESTOWE 3106 \$918,000 07/06/2019

#### 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.

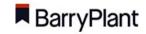


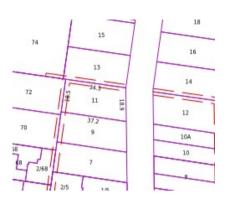
Account - Barry Plant | P: 03 9842 8888





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Rooms:

Property Type: House Land Size: 664 sqm approx

Agent Comments

**Indicative Selling Price** \$900,000 - \$990,000 **Median House Price** June quarter 2019: \$1,350,000

### Comparable Properties



**8 Cypress Av TEMPLESTOWE LOWER 3107** 

(REI/VG)

**-**3

Price: \$925,000 Method: Private Sale Date: 02/05/2019

Rooms: -

Property Type: House Land Size: 650 sqm approx **Agent Comments** 

40 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

**-**3



Method: Private Sale Date: 29/05/2019 Rooms: -

Price: \$920,000

Property Type: House Land Size: 670 sqm approx **Agent Comments** 



56 Milne St TEMPLESTOWE 3106 (REI)

Price: \$918,000 Method: Private Sale Date: 07/06/2019

Rooms: -

Property Type: House Land Size: 766 sqm approx

**Agent Comments** 

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