

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	11 Heysham Way, Templestowe Vic 3106
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Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$1,350,000	House	X	Unit		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.



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)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 02/05/2019
Rooms: -
Property Type: House
Land Size: 650 sqm approx



40 Ashford St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 29/05/2019
Rooms: -
Property Type: House
Land Size: 670 sqm approx



56 Milne St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$918,000
Method: Private Sale
Date: 07/06/2019
Rooms: -
Property Type: House
Land Size: 766 sqm approx