

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

19 Bali Hi Boulevard, Templestowe Vic 3106

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,379,000 House X Unit Suburb Templestowe

Period - From 01/10/2018 to 31/12/2018 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	15 Corsican Av DONCASTER EAST 3109	\$1,050,000	23/03/2019
2	38 Pine Hill Dr DONCASTER EAST 3109	\$988,000	02/03/2019
3	8 Santa Rosa Blvd DONCASTER EAST 3109	\$955,000	04/03/2019

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: 830 sqm approx

Agent Comments

Comparable Properties



15 Corsican Av DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$1,050,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 787 sqm approx



38 Pine Hill Dr DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$988,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 8

Property Type: House (Res)

Land Size: 839 sqm approx



8 Santa Rosa Blvd DONCASTER EAST 3109 (REI) **Agent Comments**



Price: \$955,000

Method: Private Sale

Date: 04/03/2019

Rooms: 7

Property Type: House (Res)

Land Size: 788 sqm approx