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

1/85 Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$849,000

Median sale price

Median price	\$864,000	Hou	ISE	Unit	х		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.

Ado	dress of comparable property	Price	Date of sale
1	4/107 Wood St TEMPLESTOWE 3106	\$870,000	24/12/2018
2	4/102 Atkinson St TEMPLESTOWE 3106	\$850,000	24/12/2018
3	2/103 Atkinson St TEMPLESTOWE 3106	\$830,000	14/01/2019

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



1/85 Atkinson Street, Templestowe Vic 3106





Rooms: Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$849,000 Median Unit Price December quarter 2018: \$864,000

Comparable Properties



4/107 Wood St TEMPLESTOWE 3106 (REI)



Price: \$870,000 Method: Private Sale Date: 24/12/2018 Rooms: -Property Type: Townhouse (Single)



4/102 Atkinson St TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$850,000 Method: Private Sale Date: 24/12/2018 Rooms: -Property Type: Townhouse (Single)



2/103 Atkinson St TEMPLESTOWE 3106 (REI/VG) Agent Comments

Agent Comments



Price: \$830,000 Method: Private Sale Date: 14/01/2019 Rooms: 6 Property Type: Townhouse (Single) Land Size: 185 sqm approx

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