

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 2/105 James Street, Templestowe Vic 3106

Indicative selling price

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

Range between \$920,000 & \$990,000

Median sale price

Median price \$722,000 House Unit X Suburb Templestowe

Period - From 01/10/2017 to 31/12/2017 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	2/181 Foote St TEMPLESTOWE 3106	\$990,000	28/08/2017
2	2/102 Wood St TEMPLESTOWE 3106	\$985,000	10/11/2017
3	2/12 Omar St TEMPLESTOWE LOWER 3107	\$937,000	23/01/2018

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.



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$920,000 - \$990,000

Median Unit Price

December quarter 2017: \$722,000

Comparable Properties



2/181 Foote St TEMPLESTOWE 3106 (REI)

[Agent Comments](#)

 3  2  2

Price: \$990,000

Method: Private Sale

Date: 28/08/2017

Rooms: 5

Property Type: Townhouse (Res)



2/102 Wood St TEMPLESTOWE 3106 (VG)

[Agent Comments](#)

 3  -  -

Price: \$985,000

Method: Sale

Date: 10/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/12 Omar St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 3  2  2

Price: \$937,000

Method: Private Sale

Date: 23/01/2018

Rooms: 2

Property Type: Townhouse (Res)