

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

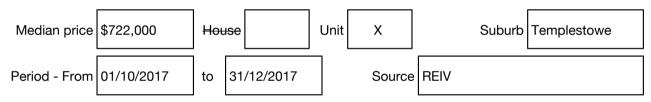
s 2/105 James Street, Templestowe Vic 3106 d e

Indicative selling price

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

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

Median sale price



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.

Account - Barry Plant | P: 03 9842 8888

propertydata

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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.







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)



Price: \$990,000 Method: Private Sale Date: 28/08/2017 Rooms: 5 Property Type: Townhouse (Res)

Agent Comments

Agent Comments



Price: \$985,000 Method: Sale Date: 10/11/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



2/12 Omar St TEMPLESTOWE LOWER 3107 Agent Comments (REI)

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Price: \$937,000 Method: Private Sale Date: 23/01/2018 Rooms: 2 Property Type: Townhouse (Res)

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