Statement of Information

NeelJones

Single Residential Property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

331 High Street, Templestowe Lower

Indicative selling price

For the meaning of this price see consumer.vic.gov.edu/underquoting (*Delete single price or range as applicable.

Single price	N/A	Or range between	\$1,300,000	&	\$1,430,000		
Median sale p	orice						
(*Delete House or Unit as applicable)							
Median price	\$1,170,000	House or Unit	House	Suburb	Templestowe Lower		
Period - From	01/01/2017	To 31/03/2017	Source		REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within 2 kilometres of the property for sale in the last six months that the real estate agent or agent's representative considers to be the most comparable to the property for sale

Address of comparable property	Price	Date
1: 12 Flinders Street, Bulleen	undisclosed	25/03/2017
2: 54 Astley St, Templestowe Lower	\$1,310,000	01/04/2017
3: 2/5 Rooney St, Templestowe Lower	\$1,306,000	24/06/2017

OR

B* The estate 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

This guide must not be taken as legal advice.

www.noeljones.com.au

702 Doncaster Road, Doncaster | 9848 7888

Disclaimer: The above market information is supplied in good faith, however the land dimensions, rooms and/or sale price/s may not be 100% accurate. The source of this information is derived from our own sales data, the REIV and published auction results. Noel Jones and Company Pty Ltd take no responsibility for any inaccuracies or errors contained herein.