

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	18 Bamfield Close, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,496,000	Hou	ıse X	Unit			Suburb	Templestowe
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

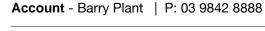
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	167-173 Serpells Rd TEMPLESTOWE 3106	\$3,690,000	12/05/2018
2	6 Dora Ct TEMPLESTOWE 3106	\$3,610,000	13/03/2018
3	1 Caprice Ct TEMPLESTOWE 3106	\$3,080,000	22/03/2018

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.







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Rooms:

Property Type: House (Res) **Land Size:** 3653 sqm approx

Agent Comments

Indicative Selling Price \$3,500,000 Median House Price Year ending March 2018: \$1,496,000

Comparable Properties



167-173 Serpells Rd TEMPLESTOWE 3106

(REI)

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Price: \$3,690,000 **Method:** Auction Sale **Date:** 12/05/2018 **Rooms:** 9

Property Type: House (Res) Land Size: 4063 sqm approx **Agent Comments**



6 Dora Ct TEMPLESTOWE 3106 (REI)

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Price: \$3,610,000 **Method:** Private Sale **Date:** 13/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 4028 sqm approx

Agent Comments



1 Caprice Ct TEMPLESTOWE 3106 (REI)

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Price: \$3,080,000 Method: Private Sale Date: 22/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 4155 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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