

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

8 Shelley Court, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price \$1,526,944 House ☒ Unit ☐ Suburb Templestowe

Period - From 01/04/2017 to 30/06/2017 Source REIV

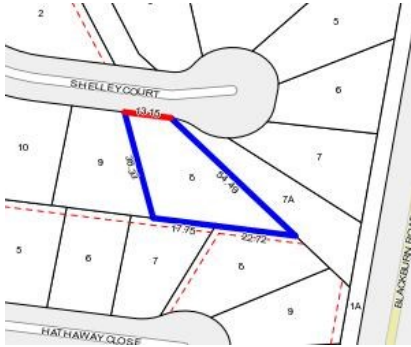
Comparable property sales (*Delete A or B below as applicable)

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	48 Newlands Cr DONCASTER EAST 3109	\$1,302,000	05/08/2017
2	19 Athenry Tce TEMPLESTOWE 3106	\$1,280,000	08/07/2017
3	11 Hollywood Cl TEMPLESTOWE 3106	\$1,227,000	14/06/2017

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: House

Land Size: 960 sqm approx

Agent Comments

Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

June quarter 2017: \$1,526,944

Comparable Properties



48 Newlands Cr DONCASTER EAST 3109 (REI) **Agent Comments**

 4  2  2

Price: \$1,302,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 10

Property Type: House (Res)

Land Size: 811 sqm approx



19 Athenry Tce TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$1,280,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 5

Property Type: House

Land Size: 926 sqm approx



11 Hollywood Ct TEMPLESTOWE 3106 (REI)

Agent Comments

 4  2  2

Price: \$1,227,000

Method: Private Sale

Date: 14/06/2017

Rooms: 7

Property Type: House

Land Size: 788 sqm approx