

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 29 Gidgee Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,172,500 House X Unit Suburb Templestowe Lower

Period - From 01/04/2018 to 30/06/2018 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.

	Address of comparable property	Price	Date of sale
1	54 Ayr St DONCASTER 3108	\$1,270,000	08/06/2018
2	10 Tasker St TEMPLESTOWE LOWER 3107	\$1,265,000	03/03/2018
3	104 Ayr St DONCASTER 3108	\$1,250,000	27/04/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2018: \$1,172,500

Comparable Properties



54 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,270,000

Method: Sold Before Auction

Date: 08/06/2018

Rooms: 5

Property Type: House

Land Size: 725 sqm approx



10 Tasker St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,265,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 9

Property Type: House (Res)

Land Size: 723 sqm approx



104 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 27/04/2018

Rooms: 2

Property Type: House

Land Size: 731 sqm approx