#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

#### Property offered for sale

| Address              | 5 Fyfe Drive, Templestowe Lower Vic 3107 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between \$1,150,000 & \$1,265,000 | Range between | \$1,150,000 | & | \$1,265,000 |
|---|---------------|-------------|---|-------------|
|---|---------------|-------------|---|-------------|

#### Median sale price

| Median price  | \$1,315,000 | Pro | perty Type | House |        | Suburb | Templestowe Lower |
|---------------|-------------|-----|------------|-------|--------|--------|-------------------|
| Period - From | 01/10/2020  | to  | 30/09/2021 |       | 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

|   | areas or comparable property          | 1 1100      | Date of Sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 6 Potter Ct TEMPLESTOWE LOWER 3107    | \$1,260,000 | 21/06/2021   |
| 2 | 17 Clauscen St TEMPLESTOWE LOWER 3107 | \$1,255,000 | 26/09/2021   |
| 3 | 3 Roma Ct TEMPLESTOWE LOWER 3107      | \$1,188,000 | 26/06/2021   |

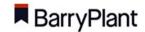
#### OR

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.

| This Statement of Information was prepared on: | 03/11/2021 16:34 |
|--|------------------|



Date of sale



**Indicative Selling Price** \$1,150,000 - \$1,265,000





Property Type: House Land Size: 686 sqm approx **Agent Comments** 

Year ending September 2021: \$1,315,000

## **Median House Price**

### Comparable Properties



6 Potter Ct TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,260,000 Method: Private Sale Date: 21/06/2021 Property Type: House Land Size: 713 sqm approx **Agent Comments** 



17 Clauscen St TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,255,000 Method: Auction Sale Date: 26/09/2021

Property Type: House (Res) Land Size: 649 sqm approx

**Agent Comments** 



3 Roma Ct TEMPLESTOWE LOWER 3107

(REI/VG)



Price: \$1,188,000 Method: Auction Sale Date: 26/06/2021

Property Type: House (Res) Land Size: 656 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888



