

### 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

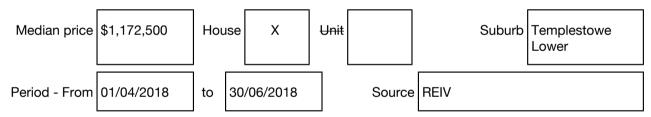
282 Templestowe Road, Templestowe Lower Vic 3107

#### Indicative selling price

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

Single price \$999,000

#### Median sale price



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

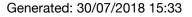
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	38 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,045,000	14/04/2018
2	43 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,030,000	21/02/2018
3	17 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,020,500	10/03/2018

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.

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Agent Comments Indicative Selling Price \$999,000 Median House Price June quarter 2018: \$1,172,500

## **Comparable Properties**



38 Waratah Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,045,000 Method: Auction Sale Date: 14/04/2018 Rooms: 5 Property Type: House (Res) Land Size: 632 sqm approx

43 Chatsworth Qdrnt TEMPLESTOWE LOWER Agent Comments 3107 (VG)



Price: \$1,030,000 Method: Sale Date: 21/02/2018 Rooms: -Property Type: House (Res) Land Size: 651 sqm approx



17 Chatsworth Qdrnt TEMPLESTOWE LOWER Agent Comments 3107 (REI/VG)



Price: \$1,020,500 Method: Private Sale Date: 10/03/2018 Rooms: 6 Property Type: House (Res) Land Size: 685 sqm approx

Account - Barry Plant | P: 03 9842 8888



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