

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

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	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.



 3  1  2

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 (REI) **Agent Comments**

 3  1  2

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 3107 (VG) **Agent Comments**

 4  -  -

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 3107 (REI/VG) **Agent Comments**

 4  2  3

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