

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	6 Ennersdale Court, Templestowe Vic 3106
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,700,000	&	\$1,850,000
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**Median sale price**

Median price	\$1,496,000	House	X	Unit		Suburb	Templestowe
Period - From	01/04/2017	to	31/03/2018	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	19 Wagon Rd TEMPLESTOWE 3106	\$2,000,000	19/04/2018
2	3 Paoa PI TEMPLESTOWE 3106	\$1,707,000	27/03/2018
3	3 Peach Way TEMPLESTOWE 3106	\$1,650,888	19/12/2017

**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.



5   2   3

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1219 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median House Price**  
Year ending March 2018: \$1,496,000

## Comparable Properties



**19 Wagon Rd TEMPLESTOWE 3106 (REI)**

Agent Comments

4   3   4

**Price:** \$2,000,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 801 sqm approx



**3 Paoa PI TEMPLESTOWE 3106 (REI)**

Agent Comments

4   2   2

**Price:** \$1,707,000  
**Method:** Private Sale  
**Date:** 27/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**3 Peach Way TEMPLESTOWE 3106 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,650,888  
**Method:** Private Sale  
**Date:** 19/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 821 sqm approx