

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	6 Ennersdale Court, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,700,000	&	\$1,850,000

Median sale price

Median price	\$1,496,000	Hou	ıse X	Unit		Suburb	Templestowe
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

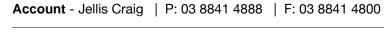
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







Generated: 15/06/2018 11:41







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)





Price: \$2,000,000

Method: Sold Before Auction

Date: 19/04/2018

Rooms: -

Property Type: House (Res) Land Size: 801 sqm approx

Agent Comments



3 Paoa PI TEMPLESTOWE 3106 (REI)



Price: \$1,707,000 Method: Private Sale Date: 27/03/2018

Rooms: -

Property Type: House (Res) Land Size: 785 sqm approx

Agent Comments



3 Peach Way TEMPLESTOWE 3106 (REI/VG)





Price: \$1,650,888 Method: Private Sale Date: 19/12/2017

Rooms: -

Property Type: House Land Size: 821 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





Generated: 15/06/2018 11:41