

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

4/10 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$845,000

House

Unit

X

Suburb

Templestowe

Period - From

01/01/2018

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	8/96-98 Foote St TEMPLESTOWE LOWER 3107	\$725,000	14/05/2018
2	12/251 Williamsons Rd TEMPLESTOWE 3106	\$720,000	16/01/2018
3	13/251 Williamsons Rd TEMPLESTOWE 3106	\$720,000	16/01/2018

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.



Rooms:

Property Type: Townhouse
(Single)

Land Size: 125 sqm approx

[Agent Comments](#)

Comparable Properties



8/96-98 Foote St TEMPLESTOWE LOWER 3107 [Agent Comments](#)
(REI/VG)



Price: \$725,000

Method: Sold Before Auction

Date: 14/05/2018

Rooms: 3

Property Type: Unit

12/251 Williamsons Rd TEMPLESTOWE 3106 [Agent Comments](#)
(REI)



Price: \$720,000

Method: Private Sale

Date: 16/01/2018

Rooms: -

Property Type: Townhouse (Res)

13/251 Williamsons Rd TEMPLESTOWE 3106 [Agent Comments](#)
(REI)



Price: \$720,000

Method: Private Sale

Date: 16/01/2018

Rooms: -

Property Type: Townhouse (Res)