

Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Including suburl | dress 33 Glendal code | e Avenue, Templest | owe Vic 3106 | |
|--------------------|-----------------------|---------------------|--------------|--|
| Indicative sellin | g price | | | |
| For the meaning of | f this price see co | nsumer.vic.gov.au/u | underquoting | |
| Range between | \$1,000,000 | & | \$1,100,000 | |

Median sale price

| Median price | \$1,280,000 | Hou | ise X | Unit | | Suburb | Templestowe |
|---------------|-------------|-----|------------|------|--------|--------|-------------|
| 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 4 Kanooka Av TEMPLESTOWE LOWER 3107 | \$1,150,000 | 27/02/2018 |
| 2 | 4 Ardgower Ct TEMPLESTOWE LOWER 3107 | \$1,055,000 | 07/02/2018 |
| 3 | 24 Bilby St TEMPLESTOWE LOWER 3107 | \$1,030,000 | 24/02/2018 |

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.

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> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2018: \$1,280,000



2 2

Rooms:

Property Type:

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



4 Kanooka Av TEMPLESTOWE LOWER 3107

(REI/VG)

1

Price: \$1,150,000 **Method:** Private Sale **Date:** 27/02/2018 **Rooms:** 6

Property Type: House **Land Size:** 727 sqm approx

Agent Comments



4 Ardgower Ct TEMPLESTOWE LOWER 3107

(REI/VG)

———— 3



6

Price: \$1,055,000 **Method:** Private Sale **Date:** 07/02/2018

Rooms: -

Property Type: House **Land Size:** 655 sqm approx

Agent Comments



24 Bilby St TEMPLESTOWE LOWER 3107

(REI/VG)

=| 4



Price: \$1,030,000

Method: Sold Before Auction

Date: 24/02/2018

Rooms: 8

Property Type: House (Res) Land Size: 664 sqm approx

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Agent Comments

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.

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