

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 33 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,280,000 House 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.

	Address 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.



Rooms:

Property Type:

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



4 Kanooka Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 27/02/2018

Rooms: 6

Property Type: House

Land Size: 727 sqm approx



4 Ardgowar Ct TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,055,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House

Land Size: 655 sqm approx



24 Bilby St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 24/02/2018

Rooms: 8

Property Type: House (Res)

Land Size: 664 sqm approx