

anthonypittas@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
----------------------	-----------	-------	-----

area

Property offere	d for sale	•							
Including subur		1 Chippendale Court, Templestowe Vic 3106							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$880,000		&	\$950	0,000				
Median sale price									
Median price \$	815,000	He	use	Unit	Х		Suburb	Templestowe	
Period - From 0	1/01/2018	to	31/12/2018		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	1/11 June Cr TEMPLESTOWE 3106	\$864,000	01/12/2018
2	3a Veda Ct TEMPLESTOWE 3106	\$940,518	03/12/2018
3	1/319 George St DONCASTER 3108	\$958,000	28/07/2018

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.

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





Generated: 21/01/2019 13:46



Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$950,000 **Median Unit Price** Year ending December 2018: \$815,000



Rooms:

Property Type: Townhouse Land Size: 340 sqm approx

Agent Comments

Comparable Properties

1/11 June Cr TEMPLESTOWE 3106 (REI)





Price: \$864,000 Method: Auction Sale Date: 01/12/2018 Rooms: -

Property Type: Townhouse (Res) Land Size: 240 sqm approx

3a Veda Ct TEMPLESTOWE 3106 (REI/VG)





Price: \$940.518 Method: Private Sale Date: 03/12/2018

Rooms: -

Property Type: Townhouse (Single) Land Size: 364 sqm approx

1/319 George St DONCASTER 3108 (REI/VG)



Price: \$958,000 Method: Auction Sale Date: 28/07/2018 Rooms: 5

Property Type: Townhouse (Res)

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





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.

Generated: 21/01/2019 13:46

Agent Comments

Agent Comments

Agent Comments