

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address Including suburb and postcode	14 Niland Rise, Templestowe Vic 3106					
ndicative selling price						

#### Ir

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

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

#### Median sale price

Median price	\$1,390,000	Hou	ise X	Unit			Suburb	Templestowe
Period - From	01/01/2018	to	31/12/2018		Source	REIV		

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

Α\* 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	22 Porter St TEMPLESTOWE 3106	\$1,050,000	31/10/2018
2	6 Harvell Ct DONCASTER 3108	\$1,038,000	03/12/2018
3	15 Birchgrove Cr TEMPLESTOWE 3106	\$1,030,000	15/12/2018

#### 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





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Frank Perri 88414888 0414680483 frankperri@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2018: \$1,390,000





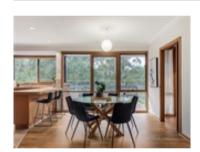
Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 769 sqm approx

**Agent Comments** 

# Comparable Properties



22 Porter St TEMPLESTOWE 3106 (REI/VG)

**—** 3





**Price:** \$1,050,000 **Method:** Private Sale **Date:** 31/10/2018

Rooms: -

Property Type: House

**Agent Comments** 



6 Harvell Ct DONCASTER 3108 (REI/VG)

4





**2** 

**Price:** \$1,038,000 **Method:** Private Sale **Date:** 03/12/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 687 sqm approx

**Agent Comments** 



15 Birchgrove Cr TEMPLESTOWE 3106

(REI/VG)

**—** 6





Price: \$1,030,000 Method: Private Sale Date: 15/12/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 652 sqm approx

Agent Comments

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