

## 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

14 Niland Rise, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

#### Median sale price

Median price

\$1,390,000

House

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)

**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	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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 769 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending December 2018: \$1,390,000

## Comparable Properties



**22 Porter St TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** -

**Property Type:** House



**6 Harvell Ct DONCASTER 3108 (REI/VG)**

Agent Comments



**Price:** \$1,038,000

**Method:** Private Sale

**Date:** 03/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 687 sqm approx



**15 Birchgrove Cr TEMPLESTOWE 3106 (REI/VG)**

Agent Comments



**Price:** \$1,030,000

**Method:** Private Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 652 sqm approx