

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	15 Helmsdale Retreat, Templestowe Vic 3106
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,512,500"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Templestowe"/>
Period - From	<input type="text" value="01/07/2017"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	36 Matisse Dr TEMPLESTOWE 3106	\$1,325,000	12/05/2017
2	7 Regina Tce DONCASTER EAST 3109	\$1,280,000	19/10/2017
3	7 Stradmore Av TEMPLESTOWE 3106	\$1,250,000	26/08/2017

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: 7

Property Type: House (Res)

Land Size: 768 sqm approx

Agent Comments

Comparable Properties



36 Matisse Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 12/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 846 sqm approx



7 Regina Tce DONCASTER EAST 3109 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 19/10/2017

Rooms: -

Property Type: House (Res)



7 Stradmore Av TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx