

## 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

4/17 Howitt Drive, Templestowe Lower Vic 3107
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**Indicative selling price**

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

Single price

\$1,099,000
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**Median sale price**

Median price

\$925,020
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House

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Unit

X

Suburb

Templestowe Lower
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Period - From

01/07/2017
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to

30/09/2017
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Source

REIV
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**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		
2		
3		

**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.

4/17 Howitt Drive, Templestowe Lower Vic 3107

**Jellis  
Craig**

Nick Evangelidis

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**Indicative Selling Price**

\$1,099,000

**Median Unit Price**

September quarter 2017: \$925,020



 3    2    2

**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



2/15 Janet St TEMPLESTOWE LOWER 3107  
(VG)

Agent Comments

 3    -    -

**Price:** \$1,101,000

**Method:** Sale

**Date:** 03/07/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

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.