

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	4/26 Ashford St TEMPLESTOWE LOWER 3107	\$1,023,000	23/06/2017
2	1/87 Wood St TEMPLESTOWE 3106	\$1,002,000	20/05/2017
3	2/61 Wood St TEMPLESTOWE 3106	\$965,000	01/04/2017

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.



 4    3    2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 302 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Unit Price**  
June quarter 2017: \$1,055,000

## Comparable Properties



**4/26 Ashford St TEMPLESTOWE LOWER 3106 (REI/VG)**   Agent Comments

 3    2    2

**Price:** \$1,023,000  
**Method:** Private Sale  
**Date:** 23/06/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



**1/87 Wood St TEMPLESTOWE 3106 (REI)**   Agent Comments

 3    2    2

**Price:** \$1,002,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 284 sqm approx



**2/61 Wood St TEMPLESTOWE 3106 (REI/VG)**   Agent Comments

 3    2    2

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 207 sqm approx