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### 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	13 The Grange, Templestowe Vic 3106
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
Range between	\$1,200,000	&	\$1,300,000

#### Median sale price

Median price	\$1,450,000	Ηοι	ıse X	Unit		Suburb	Templestowe
Period - From	01/07/2016	to	30/06/2017		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

1	10 Mossdale Ct TEMPLESTOWE 3106	\$1,185,000	08/04/2017
2	18 Kelvinside Dr TEMPLESTOWE 3106	\$1,251,800	03/04/2017
3	21 Gaudion Rd DONCASTER EAST 3109	\$1,310,000	23/09/2017

#### 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.

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Price

Date of sale

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**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** Year ending June 2017: \$1,450,000



Rooms: 9

Property Type: House Land Size: 675 sqm approx

**Agent Comments** 

## Comparable Properties



10 Mossdale Ct TEMPLESTOWE 3106 (REI)

Price: \$1,185,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 700 sqm approx

**Agent Comments** 



18 Kelvinside Dr TEMPLESTOWE 3106

(REI/VG)



Price: \$1,251,800 Method: Private Sale Date: 03/04/2017

Rooms: 8

Property Type: House (Res) Land Size: 818 sqm approx

Agent Comments



21 Gaudion Rd DONCASTER EAST 3109 (REI) Agent Comments

Price: \$1,310,000 Method: Auction Sale Date: 23/09/2017 Rooms: 10

Property Type: House (Res) Land Size: 664 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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