

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

13 The Grange, Templestowe Vic 3106

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$1,450,000 House 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	Price	Date of sale
1	10 Mosssdale 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.



Rooms: 9

Property Type: House

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



10 Mossdale Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



18 Kelvinside Dr TEMPLESTOWE 3106 (REI/VG)

Agent Comments



Price: \$1,251,800

Method: Private Sale

Date: 03/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 818 sqm approx



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