

## 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	61 O'Briens Lane, Templestowe Vic 3106
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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)

Range between	\$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,496,000	House	X	Unit		Suburb	Templestowe
Period - From	01/04/2017	to	31/03/2018	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		
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.

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**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending March 2018: \$1,496,000



**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**5 Kent Hughes Rd ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 10/02/2018

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 4054 sqm approx

Due to this property being land only and it's location the estate agent reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. The comparable above is for reference to a similar land size sold in the area.