

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	1/321-323 High Street, Templestowe Lower Vic 3107
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,200,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Templestowe Lower"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	2/5 Rooney St TEMPLESTOWE LOWER 3107	\$1,306,000	24/06/2017
2	24 Winters Way DONCASTER 3108	\$1,360,000	22/08/2017
3	331 High St TEMPLESTOWE LOWER 3107	\$1,471,000	05/08/2017

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: 6

Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Rooney St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,306,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 7

Property Type: Townhouse (Res)



24 Winters Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 22/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 350 sqm approx



331 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,471,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 9

Property Type: House

Land Size: 384 sqm approx