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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa
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Address	1/321-323 High Street, Templestowe Lower Vic 3107						
Including suburb and							
postcode							
	1						

### Indicative selling price

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

#### Median sale price

Median price	\$1,200,000	Hou	ise X	Unit		Suburb	Templestowe Lower
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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 \$1,360,000 22/08/2017 24 Winters Way DONCASTER 3108 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.

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Indicative Selling Price \$1,380,000 Median House Price Year ending June 2017: \$1,200,000



4 📥 4 🛱 2

Rooms: 6

Property Type: Townhouse

Agent Comments

# Comparable Properties



2/5 Rooney St TEMPLESTOWE LOWER 3107

(REI)

4 4

**-** 2



**Price:** \$1,306,000 **Method:** Auction Sale **Date:** 24/06/2017

Rooms: 7

Property Type: Townhouse (Res)



24 Winters Way DONCASTER 3108 (REI)

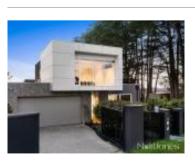
**–** 4

**2** 

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)

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6

**6** 2

Price: \$1,471,000 Method: Auction Sale Date: 05/08/2017 Rooms: 9

Property Type: House Land Size: 384 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.

**Agent Comments** 

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