

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

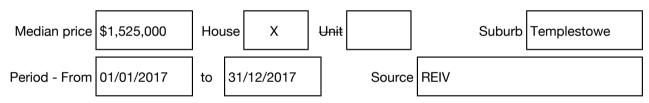
S 2 Hermann Court, Templestowe Vic 3106 d e

Indicative selling price

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

 Range between
 \$2,800,000
 &
 \$3,000,000

Median sale price



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	12 Little Valley Rd TEMPLESTOWE 3106	\$3,088,888	05/12/2017
2	307 Church Rd TEMPLESTOWE 3106	\$3,030,000	25/11/2017
3	36-38 serpells Rd TEMPLESTOWE 3106	\$3,000,000	19/12/2017

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.

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

Generated: 13/03/2018 10:12

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.







Rooms: Property Type: House (Res) Land Size: 4000 sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$3,000,000 Median House Price Year ending December 2017: \$1,525,000

Comparable Properties



12 Little Valley Rd TEMPLESTOWE 3106 (REI/VG)



Price: \$3,088,888 Method: Private Sale Date: 05/12/2017 Rooms: 7 Property Type: House (Res) Land Size: 4123 sqm approx Agent Comments

Agent Comments



307 Church Rd TEMPLESTOWE 3106 (REI)



Price: \$3,030,000 Method: Auction Sale Date: 25/11/2017 Rooms: -Property Type: House (Res)



36-38 serpells Rd TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$3,000,000 Method: Private Sale Date: 19/12/2017 Rooms: -Property Type: House Land Size: 4155 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

Generated: 13/03/2018 10:12

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.



