

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

2 Hermann Court, Templestowe Vic 3106

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



5 4 2

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)

Agent Comments

4 3 4

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



307 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments

6 4 3

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

4 2 4

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