

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

16/19-21 Rosa Street, Lower Templestowe

Indicative selling price

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

SINGLE
PRICE

\$800,000

Median sale price

MEDIAN
PRICE

\$900,000

UNIT

X

SUBURB

Templestowe Lower

PERIOD -
FROM

June 2017

TO

June 2018

SOURCE

REA

Comparable property sales

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

2/4 Joseph Street, Templestowe Lower	\$1,000,000	12.05.2018
1/70 Macedon Road, Templestowe Lower	\$970,000	15.03.2018
2/12 Omar Street, Templestowe Lower	\$937,000	23.01.2018

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Comparable properties



\$1,000,000

2/4 Joseph Street, Templestowe Lower, Victoria

DATE: 12.05.2018

PROPERTY TYPE: House

 3  2
 2  203 sqm x



\$970,000

1/70 Macedon Road, Templestowe Lower, Victoria

DATE: 15.03.2018

PROPERTY TYPE: House

 4  2
 2 



\$937,000

2/12 Omar Street, Templestowe Lower, Victoria

DATE: 23.01.2018

PROPERTY TYPE: House

 3  2
 2  250 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee