

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 53 Fyfe Drive, Templestowe Lower Vic 3107

Indicative selling price

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

Single price \$1,343,000

Median sale price

Median price \$1,340,000

House

X

Unit

Suburb Templestowe Lower

Period - From 01/07/2017

to 30/09/2017

Source 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	50 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,400,000	26/08/2017
2	91 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,381,000	27/05/2017
3	25 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,350,000	17/05/2017

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

\$1,343,000

Median House Price

September quarter 2017: \$1,340,000



 5  2  2

Rooms:

Property Type: House

Land Size: 648 sqm approx

Agent Comments

Comparable Properties



50 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  3  2

Price: \$1,400,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 11

Property Type: House (Res)

Land Size: 717 sqm approx



91 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

Price: \$1,381,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 10

Property Type: House (Res)

Land Size: 733 sqm approx

25 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 6  3  2

Price: \$1,350,000

Method: Private Sale

Date: 17/05/2017

Rooms: -

Property Type: House

Land Size: 650 sqm approx