



 3  2  2

Rooms:
Property Type: Townhouse
Land Size: 1012 sqm
Agent Comments

Indicative Selling Price
\$770,000 - \$847,000
Median House Price
March quarter 2017: \$1,552,000

Comparable Properties



4/31-33 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

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Price: \$845,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 185 sqm



2/17 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

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Price: \$835,000
Method: Private Sale
Date: 29/01/2017
Rooms: 4
Property Type: Townhouse (Res)



1/59 Parker St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  1

Price: \$766,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 226 sqm

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/31-33 Serpells Rd TEMPLESTOWE 3106	\$845,000	18/03/2017
2/17 Howitt Dr TEMPLESTOWE LOWER 3107	\$835,000	29/01/2017
1/59 Parker St TEMPLESTOWE LOWER 3107	\$766,000	18/03/2017