





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) **-**3

Price: \$845,000 Method: Auction Sale

Date: 18/03/2017 Rooms: 6

Property Type: Townhouse (Res)

Land Size: 185 sqm

**Agent Comments** 



2/17 Howitt Dr TEMPLESTOWE LOWER 3107

(REI)

**--**3



**Agent Comments** 

Price: \$835,000 Method: Private Sale Date: 29/01/2017 Rooms: 4

Property Type: Townhouse (Res)



1/59 Parker St TEMPLESTOWE LOWER 3107

(REI)

Price: \$766,000

Method: Auction Sale Date: 18/03/2017 Rooms: 6

Property Type: Townhouse (Res)

Land Size: 226 sqm

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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.

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**Agent Comments** 



# 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	1-7/8 Anderson Street, Templestowe Vic 3106
Including suburb and	
postcode	

### Indicative selling price

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

### Median sale price

Median price	\$1,552,000	Н	ouse X	Su	ıburb	Templestowe
Period - From	01/01/2017	to	31/03/2017	Source	REIV	′

# 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





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