



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 33 Waratah Drive, TEMPLESTOWE LOWER 3107

House



5 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Single price \$1,300,000

### Median sale price

Median **House** for **TEMPLESTOWE LOWER** for period **Oct 2017 - Sep 2017**

Sourced from **REIV**.

## \$1,300,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1 Benambra Drive,**  
Templestowe Lower 3107

Price **\$1,350,000** Sold 12  
November 2017

**90 Macedon Road,**  
Templestowe Lower 3107

Price **\$1,330,000** Sold 16  
December 2017

**347 Thompsons Road,**  
Templestowe Lower 3107

Price **\$1,200,000** Sold 25  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ray White Manningham

5/259 Blackburn Road,  
Doncaster East VIC 3109

### Contact agents



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