

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 90 Macedon Road, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	20 Eucalypt Av TEMPLESTOWE LOWER 3107	\$1,300,000	12/09/2017
2	5 Amberley Ct BULLEEN 3105	\$1,230,000	19/08/2017
3	40 Chalon Av TEMPLESTOWE LOWER 3107	\$1,225,000	07/07/2017

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

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2017: \$1,340,000



 5  2  2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



20 Eucalypt Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  2  2

Price: \$1,300,000

Method: Private Sale

Date: 12/09/2017

Rooms: -

Property Type: House

Land Size: 650 sqm approx



5 Amberley Ct BULLEEN 3105 (REI) Agent Comments

 3  1  1

Price: \$1,230,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 8

Property Type: House (Res)

Land Size: 757 sqm approx



40 Chalon Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 4  2  2

Price: \$1,225,000

Method: Private Sale

Date: 07/07/2017

Rooms: -

Property Type: House

Land Size: 699 sqm approx