McGrath

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	90 Macedon Road, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,340,000	Hou	ıse	Х	Unit		Sub	Templestowe Lower
Period - From	01/07/2017	to	30/0	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.

Add	dress 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





Rooms:

Property Type: House **Agent Comments**

Comparable Properties



20 Eucalypt Av TEMPLESTOWE LOWER 3107

(REI)

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)



Price: \$1,230,000 Method: Auction Sale Date: 19/08/2017 Rooms: 8

Property Type: House (Res) Land Size: 757 sqm approx

Agent Comments

Agent Comments

Agent Comments



40 Chalon Av TEMPLESTOWE LOWER 3107

(REI)





Price: \$1,225,000

Method: Private Sale Date: 07/07/2017 Rooms: -

Property Type: House Land Size: 699 sqm approx

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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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