

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 25 Templemore Drive, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,388,000

Median sale price

Median price \$1,450,000

House

X

Unit

Suburb Templestowe

Period - From 01/07/2016

to

30/06/2017

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		
2		
3		

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.



Rooms:

Property Type: House (Res)

Land Size: 1025 sqm approx

Agent Comments

Comparable Properties



5 Tatterson Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$1,380,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 10

Property Type: House (Res)

Land Size: 733 sqm approx



36 Matisse Dr TEMPLESTOWE 3106 (REI) Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 12/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 846 sqm approx

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.