



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

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

Median sale price

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

Sourced from **REIV**.

\$1,340,000

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.

7 Dove Court,
Templestowe Lower 3107 Price **\$1,288,000** Sold 26 August 2017

40 Chalon Avenue,
Templestowe Lower 3107 Price **\$1,225,000** Sold 07 July 2017

6 Elberta Avenue,
Templestowe Lower 3107 Price **\$1,210,000** Sold 20 July 2017

Contact agents

 **Fang Lu**
Ray White

(03) 8841 2000
0402 451 438

fang.lu@raywhite.com



Ray White Manningham

5/259 Blackburn Road,
Doncaster East VIC 3109

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.