



Rooms:

Property Type: House

Land Size: 1025 sqm approx

Agent Comments

Comparable Properties



5 Tatterson Ct TEMPLESTOWE 3106 (REI)

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

5 Derrane Pl TEMPLESTOWE 3106 (VG)

Agent Comments



Price: \$1,300,000

Method: Sale

Date: 07/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 887 sqm approx

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,450,000

House X

Suburb Templestowe

Period - From 01/07/2016 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Tatterson Ct TEMPLESTOWE 3106	\$1,380,000	01/04/2017
36 Matisse Dr TEMPLESTOWE 3106	\$1,325,000	12/05/2017
5 Derrane PI TEMPLESTOWE 3106	\$1,300,000	07/02/2017