

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

Indicative selling price

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

Range between &

Median sale price

Median price Unit Suburb

Period - From to Source

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
4/45 John St TEMPLESTOWE LOWER 3107	\$755,000	25/02/2017
4/22-24 Foote St TEMPLESTOWE LOWER 3107	\$740,100	18/02/2017
2/2a Macrobertson St TEMPLESTOWE LOWER 3107	\$700,000	17/06/2017



Rooms:
Property Type: Unit
Agent Comments

Comparable Properties



4/45 John St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$755,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 6
Property Type: Unit
Land Size: 265 sqm approx



4/22-24 Foote St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$740,100
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: Unit



2/2a Macrobertson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: Unit
Land Size: 284 sqm approx