

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

4 Newlyn Close, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,389,000

Median sale price

Median price \$1,460,000

House

X

Unit

Suburb Templestowe

Period - From 01/01/2018

to 31/03/2018

Source REIV

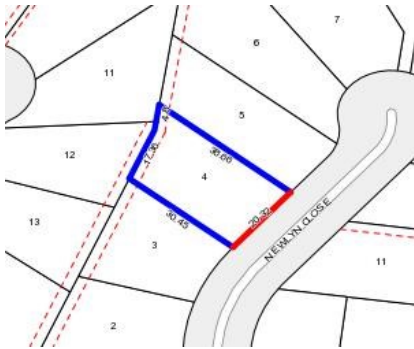
Comparable property sales (*Delete A or B below as applicable)

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	12 Worthing Av DONCASTER EAST 3109	\$1,420,000	16/12/2017
2	13 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,350,000	09/12/2017
3	9 Woodlea St DONCASTER EAST 3109	\$1,330,000	24/03/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 690 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,389,000
Median House Price
 March quarter 2018: \$1,460,000

Comparable Properties



12 Worthing Av DONCASTER EAST 3109 (REI/VG)

Agent Comments

4 2 2

Price: \$1,420,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 8
Property Type: House (Res)
Land Size: 664 sqm approx



13 Palmerston Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 652 sqm approx



9 Woodlea St DONCASTER EAST 3109 (REI)

Agent Comments

4 2 2

Price: \$1,330,000
Method: Private Sale
Date: 24/03/2018
Rooms: 6
Property Type: House
Land Size: 660 sqm approx