

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	4 Newlyn Close, Templestowe Vic 3106
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,460,000	Hou	ise 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)

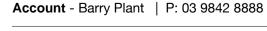
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

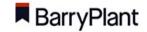
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

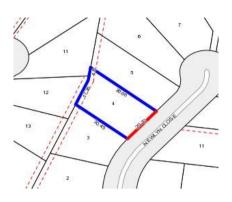






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Rooms:

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)

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Price: \$1,420,000 **Method:** Auction Sale **Date:** 16/12/2017 **Rooms:** 8

Property Type: House (Res) **Land Size:** 664 sqm approx

Agent Comments



13 Palmerston Av TEMPLESTOWE LOWER

3107 (REI/VG)

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Price: \$1,350,000 **Method:** Auction Sale **Date:** 09/12/2017

Rooms: -

Property Type: House (Res) **Land Size:** 652 sqm approx

Agent Comments



9 Woodlea St DONCASTER EAST 3109 (REI)

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Price: \$1,330,000 Method: Private Sale Date: 24/03/2018 Rooms: 6

Property Type: House Land Size: 660 sqm approx

Account - Barry Plant | P: 03 9842 8888





Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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