

## 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	8 Monckton Road, Templestowe Vic 3106
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$2,560,000	&	\$2,816,000
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#### Median sale price

Median price	\$1,525,000	House	X	Unit		Suburb	Templestowe
Period - From	01/01/2017	to	31/12/2017	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		
2		
3		

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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**Indicative Selling Price**

\$2,560,000 - \$2,816,000

**Median House Price**

Year ending December 2017: \$1,525,000



**Rooms:**

**Property Type:** House

**Land Size:** 4575 sqm approx

Agent Comments

## Comparable Properties

There were 3 properties of a similar nature sold on the following dates : 1. 91-93 Websters Road, Templestowe \$2,880,000. Sold on 24 Jun 2017 2. 36 Smiths Road, Templestowe \$2,830,000. Sold on 03 Jun 2017 3. 20 Edwin Road, Templestowe \$2,750,000. Sold on 3 May 2017 Due to the fact that these are luxury acre properties, there were no comparable properties sold within two kilometres of the property for sale in the last six months.