### McGrath

Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

#### 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

88 Monckton Road, Templestowe Vic 3106 de

#### Indicative selling price

For the meaning of this price see 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	Hou	ise 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**<sup>\*</sup> 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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propertydata

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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.



## **M**c**Grath**





Rooms: Property Type: House Land Size: 4575 sqm approx Agent Comments Jason Zou 03 9889 8800 0433 803 123 jasonzou@mcgrath.com.au

Indicative Selling Price \$2,560,000 - \$2,816,000 Median House Price Year ending December 2017: \$1,525,000

### **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.

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