



STATEMENT OF INFORMATION

3 DAVID ROAD, TEMPLESTOWE LOWER, VIC 3107

PREPARED BY MICHAEL SCUDDS, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 DAVID ROAD, TEMPLESTOWE LOWER,  4  3  6

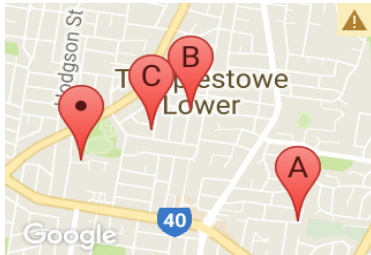
Indicative Selling Price

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

Price Range: **\$1,320,000 to \$1,450,000**

Provided by: Michael Scudds, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



TEMPLESTOWE LOWER, VIC, 3107

Suburb Median Sale Price (House)

\$1,247,500

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



28 IRONBARK DR, TEMPLESTOWE LOWER, VIC  4  2  2

Sale Price

\$1,450,000

Sale Date: 30/03/2017

Distance from Property: 1.5km



50 CAROLINE DR, TEMPLESTOWE LOWER, VIC  5  3  2

Sale Price

***\$1,400,000**

Sale Date: 26/08/2017

Distance from Property: 803m



1 HOWITT DR, TEMPLESTOWE LOWER, VIC  4  2  2

Sale Price

\$1,351,000

Sale Date: 01/04/2017

Distance from Property: 511m



This report has been compiled on 03/10/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 DAVID ROAD, TEMPLESTOWE LOWER, VIC 3107

Indicative selling price

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Price Range: \$1,320,000 to \$1,450,000

Median sale price

Median price \$1,247,500

House

Unit

Suburb

TEMPLESTOWE
LOWER

Period 01 April 2017 to 30 September 2017

Source

pricfinder

Comparable property sales

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
28 IRONBARK DR, TEMPLESTOWE LOWER, VIC 3107	\$1,450,000	30/03/2017
50 CAROLINE DR, TEMPLESTOWE LOWER, VIC 3107	*\$1,400,000	26/08/2017
1 HOWITT DR, TEMPLESTOWE LOWER, VIC 3107	\$1,351,000	01/04/2017