

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

18 Bamfield Close, Templestowe Vic 3106

Indicative selling price

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

Single price \$3,500,000

Median sale price

Median price \$1,496,000

House

X

Unit

Suburb Templestowe

Period - From 01/04/2017

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	167-173 Serpells Rd TEMPLESTOWE 3106	\$3,690,000	12/05/2018
2	6 Dora Ct TEMPLESTOWE 3106	\$3,610,000	13/03/2018
3	1 Caprice Ct TEMPLESTOWE 3106	\$3,080,000	22/03/2018

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.



5 3 4

Rooms:
Property Type: House (Res)
Land Size: 3653 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,500,000
Median House Price
 Year ending March 2018: \$1,496,000

Comparable Properties



167-173 Serpells Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$3,690,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 4063 sqm approx



6 Dora Ct TEMPLESTOWE 3106 (REI)

Agent Comments

5 6 3

Price: \$3,610,000
Method: Private Sale
Date: 13/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 4028 sqm approx



1 Caprice Ct TEMPLESTOWE 3106 (REI)

Agent Comments

4 3 3

Price: \$3,080,000
Method: Private Sale
Date: 22/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 4155 sqm approx