

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 Ranleigh Rise, Templestowe Lower Vic 3107

Indicative selling price

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

Range between \$1,480,000 & \$1,550,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Templestowe Lower

Period - From 01/10/2017 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	4 Tudor Rd DONCASTER 3108	\$1,540,500	09/09/2017
2	11 Oak Cr TEMPLESTOWE LOWER 3107	\$1,506,000	11/11/2017
3	6 Benalong Ct DONCASTER 3108	\$1,500,000	28/10/2017

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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 5  3  2

Rooms:
Property Type: House
Land Size: 876 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,550,000
Median House Price
December quarter 2017: \$1,300,000

Comparable Properties



4 Tudor Rd DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,540,500
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 726 sqm approx



11 Oak Cr TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 5  3  3

Price: \$1,506,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 669 sqm approx



6 Benalong Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 788 sqm approx