

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address 1 Pecan Court, Templestowe Lower 3107

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,399,000

Median Price

Median price \$1,300,000

House X

Suburb Templestowe Lower

Period - From 01/10/2017 to 31/12/2017

Source REIV

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
12 Olympus Drive Templestowe Lower 3107	\$1,420,000	12/02/2018
8 Ranleigh Rise Templestowe Lower 3107	\$1,393,000	13/02/2018
10 Tasker Street, Templestowe Lower 3107	\$1,265,000	03/03/2018