

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

| Unit type or class e.g. One bedroom units | Single price | | Lower price | & | Higher price |
|--|--------------|---------------------|-------------|---|--------------|
| 3 Bed, 3 Bath | \$* | Or range between | \$1,100,000 | | \$1,210,000 |
| 4 Bed, 3 Bath | \$* | Or range between | \$1,250,000 | | \$1,375,000 |
| 4 Bed, 3 Bath | \$* | Or range between | \$1,400,000 | | \$1,540,000 |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------|----------------------------------|-------------|--------------|
| 3 Bed, 3 Bath | 1/267 Porter Street, Templestowe | \$1,130,000 | 25/6/19 |
| | 1/5 Chaplin Court, Templestowe | \$1,135,000 | 4/6/19 |
| | 1/3 Eyre Court, Templestowe | \$1,110,000 | 14/6/19 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------|--------------------------------|-------------|--------------|
| 4 Bed, 3 Bath | 2/31 Oliver Road, Templestowe | \$1,375,000 | 27/8/19 |
| | 10 Donhaven Court, Templestowe | \$1,278,000 | 14/6/19 |
| | 8 Gairlock Court, Doncaster | \$1,296,000 | 16/9/19 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------|-------------------------------|-------------|--------------|
| 4 Bed, 3 Bath | 34 Porter Street, Templestowe | \$1,450,000 | 22/9/19 |
| | 3 Greenock Place, Templestowe | \$1,435,000 | 17/8/19 |
| | 94 Wood Street, Templestowe | \$1,450,000 | 30/9/19 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

17/10/19