

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

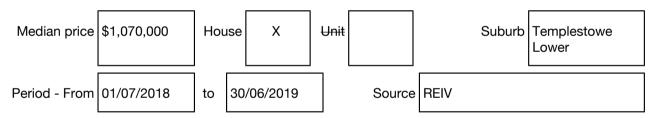
20 Palmerston Avenue, Templestowe Lower Vic 3107

Indicative selling price

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

Range between	\$900,000	&	\$980,000

Median sale price



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	55 Olympus Dr TEMPLESTOWE LOWER 3107	\$955,000	29/06/2019
2	8 Nestor Av TEMPLESTOWE LOWER 3107	\$942,000	30/03/2019
3	15 Palmerston Av TEMPLESTOWE LOWER 3107	\$940,000	06/07/2019

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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 654approx sqm approx Agent Comments Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$980,000 Median House Price Year ending June 2019: \$1,070,000

Comparable Properties



55 Olympus Dr TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$955,000 Method: Private Sale Date: 29/06/2019 Rooms: -Property Type: House (Res) Land Size: 637 sqm approx



8 Nestor Av TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$942,000 Method: Auction Sale Date: 30/03/2019 Rooms: 6 Property Type: House (Res) Land Size: 715 sqm approx



15 Palmerston Av TEMPLESTOWE LOWER 3107 (REI)



Price: \$940,000 Method: Auction Sale Date: 06/07/2019 Rooms: 7 Property Type: House (Res) Land Size: 653 sqm approx

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Agent Comments

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