

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

Median price

\$1,070,000

House

X

Unit

Suburb

Templestowe
Lower

Period - From

01/07/2018

to

30/06/2019

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	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.



Rooms:

Property Type: House (Res)

Land Size: 654approx sqm approx

Agent Comments

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 (REI) Agent Comments



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) Agent Comments



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) Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 653 sqm approx