

## 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 29 Edwin Road, Templestowe Vic 3106

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,600,000

#### Median sale price

Median price \$1,680,888 House X Unit Suburb Templestowe

Period - From 01/07/2018 to 30/09/2018 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	5 Jayson Av ELTHAM 3095	\$3,050,000	08/10/2018
2	115 Serpells Rd TEMPLESTOWE 3106	\$2,586,000	22/09/2018
3	128-130 Serpells Rd TEMPLESTOWE 3106	\$2,551,000	13/10/2018

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:**  
Agent Comments

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
September quarter 2018: \$1,680,888

## Comparable Properties



**5 Jayson Av ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 08/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 4015 sqm approx



**115 Serpells Rd TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$2,586,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 4041 sqm approx



**128-130 Serpells Rd TEMPLESTOWE 3106 (REI)**

Agent Comments



**Price:** \$2,551,000  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 4097 sqm approx