# 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									
Range betweer	\$2,400,000		&	\$2,600,000					
Median sale price									
Median price	\$1,680,888	Hou	se 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.

Ado	dress 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.

Account - Emerson Oliver Eltham | P: 03 9431 0511 | F: 03 9431 1826

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:** Agent Comments

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

# **Comparable Properties**



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

**-** 5

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5 Jayson Av ELTHAM 3095 (REI)

5

**6** 5

Agent Comments



115 Serpells Rd TEMPLESTOWE 3106 (REI)

#### Agent Comments

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)



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

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