

# 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 5/8 Innisfallen Avenue, 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 \$1,020,000 & \$1,100,000

### Median sale price

Median price \$1,304,000 Property Type House Suburb Templestowe

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	1/12 Glenmanor CI TEMPLESTOWE 3106	\$1,030,000	10/05/2019
2	14 Kensington PI TEMPLESTOWE 3106	\$1,120,000	18/07/2019
3	1/5 Chaplin Ct TEMPLESTOWE 3106	\$1,135,000	04/06/2019

**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.~~

This Statement of Information was prepared on: 16/10/2019 10:30



**Property Type:** Townhouse

**Land Size:** 245 sqm approx

Agent Comments

## Comparable Properties

1/12 Glenmanor CI TEMPLESTOWE 3106 (VG) Agent Comments



**Price:** \$1,030,000

**Method:** Sale

**Date:** 10/05/2019

**Property Type:** Flat/Unit/Apartment (Res)



14 Kensington PI TEMPLESTOWE 3106 (REI) Agent Comments



**Price:** \$1,120,000

**Method:** Private Sale

**Date:** 18/07/2019

**Property Type:** House (Res)



1/5 Chaplin Ct TEMPLESTOWE 3106 (REI/VG) Agent Comments



**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 04/06/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:** 300 sqm approx