

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 5/23 June Crescent, Templestowe Vic 3106

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$803,500

Property Type Unit

Suburb Templestowe

Period - From 01/10/2018

to 30/09/2019

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	1/23 June Cr TEMPLESTOWE 3106	\$1,120,000	13/09/2019
2	1/3 Eyre Ct TEMPLESTOWE LOWER 3107	\$1,110,000	14/06/2019
3			

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:

03/12/2019 11:07



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Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

1/23 June Cr TEMPLESTOWE 3106 (VG)

Agent Comments

 2  -  -

Price: \$1,120,000

Method: Sale

Date: 13/09/2019

Property Type: Strata Unit/Flat

1/3 Eyre Ct TEMPLESTOWE LOWER 3107 (VG) Agent Comments

 4  -  -

Price: \$1,110,000

Method: Sale

Date: 14/06/2019

Property Type: Flat/Unit/Apartment (Res)

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.