

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

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

Median sale price

Median price \$1,468,888 House X Unit Suburb Templestowe

Period - From 01/10/2017 to 31/12/2017 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	3 Berwyn Cr TEMPLESTOWE 3106	\$2,780,000	03/03/2018
2	8 Monckton Rd TEMPLESTOWE 3106	\$2,600,000	14/03/2018
3	29a Monckton Rd TEMPLESTOWE 3106	\$2,250,000	12/01/2018

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
December quarter 2017: \$1,468,888

Comparable Properties



3 Berwyn Cr TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,780,000
Method: Private Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)



8 Monckton Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,600,000
Method: Private Sale
Date: 14/03/2018
Rooms: -
Property Type: House
Land Size: 4575 sqm approx



29a Monckton Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 12/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 10036.21 sqm approx