Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

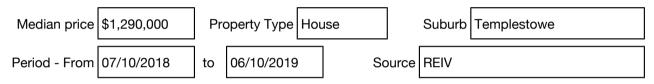Address
Including suburb and postcode

28 Spring Valley Drive, Templestowe Vic 3106

Indicative selling price

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

Single price | $990,000

Median sale price

| Median price | $1,290,000 | Property Type | House | Suburb | Templestowe |

| Period - From | 07/10/2018 | to | 06/10/2019 | 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	50 Mandella St TEMPLESTOWE 3106	$938,000	04/06/2019
2	25 Matisse Dr TEMPLESTOWE 3106	$900,000	19/06/2019
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: | 07/10/2019 08:50

CONSUMER AFFAIRS VICTORIA

DARREN JONES

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Property Type: House
Land Size: 842 sqm approx

Agent Comments

Indicative Selling Price
$990,000
Median House Price
07/10/2018 - 06/10/2019: $1,290,000

Comparable Properties

50 Mandella St TEMPLESTOWE 3106 (REI/VG)

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Price: $938,000
Method: Private Sale
Date: 04/06/2019
Property Type: House
Land Size: 881 sqm approx

Agent Comments

25 Matisse Dr TEMPLESTOWE 3106 (VG)

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Price: $900,000
Method: Sale
Date: 19/06/2019
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments

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 - Darren Jones | P: 9432 2544 | F: 9432 2537