

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

61-65 Newmans Road, Templestowe Vic 3106

Indicative selling price

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

Range between

\$2,800,000

&

\$3,080,000

Median sale price

Median price

\$1,350,000

House

X

Unit

Suburb

Templestowe

Period - From

01/04/2019

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 | | |
| 2 | | |
| 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.



Rooms:

Property Type: House

Land Size: 4760 sqm approx

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,080,000

Median House Price

June quarter 2019: \$1,350,000

Comparable Properties



1 Winifred Ct TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$2,800,000

Method: Private Sale

Date: 19/06/2019

Rooms: -

Property Type: House

Land Size: 3989 sqm approx

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.