

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

1 Saville Court, Templestowe Vic 3106

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,525,000

House

X

Unit

Suburb

Templestowe

Period - From

01/01/2017

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	2 Wallmah CI TEMPLESTOWE 3106	\$1,162,500	14/02/2018
2	276 Church Rd TEMPLESTOWE 3106	\$1,150,000	22/02/2018
3	224 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$1,150,000	05/02/2018

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: House (Res)

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



2 Wallmah CI TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,162,500

Method: Private Sale

Date: 14/02/2018

Rooms: 6

Property Type: House (Res)

Land Size: 654 sqm approx



276 Church Rd TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 22/02/2018

Rooms: 7

Property Type: House (Res)



**224 Greenslopes Dr TEMPLESTOWE LOWER
3107 (REI)**

Agent Comments



Price: \$1,150,000

Method: Sold Before Auction

Date: 05/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 754 sqm approx