

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 1/85 Atkinson Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$849,000

Median sale price

Median price \$864,000 House Unit X Suburb Templestowe

Period - From 01/10/2018 to 31/12/2018 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	4/107 Wood St TEMPLESTOWE 3106	\$870,000	24/12/2018
2	4/102 Atkinson St TEMPLESTOWE 3106	\$850,000	24/12/2018
3	2/103 Atkinson St TEMPLESTOWE 3106	\$830,000	14/01/2019

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.

1/85 Atkinson Street, Templestowe Vic 3106



 3  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$849,000
Median Unit Price
December quarter 2018: \$864,000

Comparable Properties



4/107 Wood St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  2  2

Price: \$870,000
Method: Private Sale
Date: 24/12/2018
Rooms: -
Property Type: Townhouse (Single)



4/102 Atkinson St TEMPLESTOWE 3106 (REI)

Agent Comments

 3  3  2

Price: \$850,000
Method: Private Sale
Date: 24/12/2018
Rooms: -
Property Type: Townhouse (Single)



2/103 Atkinson St TEMPLESTOWE 3106 (REI/VG)

Agent Comments

 3  2  2

Price: \$830,000
Method: Private Sale
Date: 14/01/2019
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 185 sqm approx