

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

10 Montpellier Crescent, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$990,000

House

X

Unit

Suburb

Templestowe
Lower

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 Mandella St TEMPLESTOWE 3106	\$860,000	18/04/2019
2	2 Stradmore Av TEMPLESTOWE 3106	\$855,000	16/03/2019
3	35 Hillcroft Dr TEMPLESTOWE 3106	\$800,000	23/04/2019

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.

10 Montpellier Crescent, Templestowe Lower Vic 3107



Rooms:
Property Type: House (Res)
Land Size: 804 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
June quarter 2019: \$990,000

Comparable Properties



2 Mandella St TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$860,000
Method: Private Sale
Date: 18/04/2019
Rooms: -
Property Type: House
Land Size: 634 sqm approx



2 Stradmore Av TEMPLESTOWE 3106 (REI/VG) **Agent Comments**



Price: \$855,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx



35 Hillcroft Dr TEMPLESTOWE 3106 (REI) **Agent Comments**



Price: \$800,000
Method: Private Sale
Date: 23/04/2019
Rooms: -
Property Type: Land
Land Size: 808 sqm approx