

STATEMENT OF INFORMATION

78 WEBSTERS ROAD, TEMPLESTOWE, VIC 3106

PREPARED BY JASON YU, IHOMES REAL ESTATE, PHONE: 0402662736



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 WEBSTERS ROAD, TEMPLESTOWE,

 5  4  4

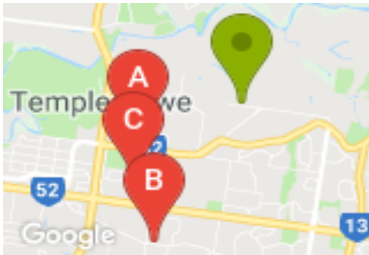
Indicative Selling Price

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

Price Range: **\$2,500,000 to \$2,750,000**

Provided by: Jason Yu, iHomes Real Estate

MEDIAN SALE PRICE



TEMPLESTOWE, VIC, 3106

Suburb Median Sale Price (House)

\$1,420,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2 HERMANN CRT, TEMPLESTOWE, VIC 3106

 5  4  2

Sale Price

***\$2,630,000**

Sale Date: 04/07/2018

Distance from Property: 1.4km



115 SERPELLS RD, TEMPLESTOWE, VIC 3106

 6  3  4

Sale Price

***\$2,586,000**

Sale Date: 22/09/2018

Distance from Property: 2.3km



8 YOLANDE CRT, TEMPLESTOWE, VIC 3106

 4  3  6

Sale Price

\$2,777,402

Sale Date: 10/04/2018

Distance from Property: 1.8km



This report has been compiled on 24/09/2018 by iHomes Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

78 WEBSTERS ROAD, TEMPLESTOWE, VIC 3106

Indicative selling price

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

Price Range: \$2,500,000 to \$2,750,000

Median sale price

Median price

\$1,420,000

House

Unit

Suburb

TEMPLESTOWE

Period

01 July 2017 to 30 June 2018

Source

 pricfinder

Comparable property sales

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 |
|--|--------------|--------------|
| 2 HERMANN CRT, TEMPLESTOWE, VIC 3106 | *\$2,630,000 | 04/07/2018 |
| 115 SERPELLS RD, TEMPLESTOWE, VIC 3106 | *\$2,586,000 | 22/09/2018 |
| 8 YOLANDE CRT, TEMPLESTOWE, VIC 3106 | \$2,777,402 | 10/04/2018 |