

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

20 Spring Valley Drive, Templestowe VIC 3106

Indicative selling price

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

**SINGLE
PRICE**

\$995,000

Median sale price

**MEDIAN
PRICE**

\$1,100,000

HOUSE

X

SUBURB

Templestowe

**PERIOD -
FROM**

1st January 2019

TO

31st March 2019

SOURCE

REIV

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

14 Flowerdrum Close, Templestowe	\$1,040,000	29.03.2019
14 Niland Rise, Templestowe	\$952,000	18.03.2019
2 Laviah Court, Templestowe	\$1,100,000	30.03.2019

Get a **FREE** property appraisal for your home

APPRAISE MY PROPERTY →

Comparable properties




\$1,040,000

14 Flowerdrum Close, Templestowe, Victoria

DATE: 29.03.2019

PROPERTY TYPE: House

 4  3
 2  962 sqm x



\$952,000

14 Niland Rise, Templestowe, Victoria

DATE: 18.03.2019

PROPERTY TYPE: House

 3  2
 2  769 sqm



\$1,100,000

2 Laviah Court, Templestowe, Victoria

DATE: 30.03.2019

PROPERTY TYPE: House

 4  2
 2  785 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee