

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 15 Edwin Road, TEMPLESTOWE 3106

House



5 beds



4 baths



5 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$2,800,000 - \$3,080,000

### Median sale price

Median **House** for **TEMPLESTOWE** for period **Apr 2017 - Mar 2018**

Sourced from **REIV**.

## \$1,496,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**12 Little Valley Road,**  
Templestowe 3106

Price **\$3,088,888** Sold 05  
December 2017

**36-38 Serpells Road,**  
Templestowe 3106

Price **\$3,000,000** Sold 19  
December 2017

**8 Monckton Road,**  
Templestowe 3106

Price **\$2,600,000** Sold 14  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

#### Ray White Manningham

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#### Contact agents



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