



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Roma Court, TEMPLESTOWE LOWER 3107

House



5 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$1,350,000 - \$1,480,000**

### Median sale price

Median **House** for **TEMPLESTOWE LOWER** for period **Jul 2017 - Sep 2017**

Sourced from REIV.

**\$1,340,000**

### 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 the most comparable to the property for sale.

**8 Hazel Drive,**  
Templestowe Lower 3107

Price **\$1,448,000** Sold 01  
September 2017

**13 Palmerston Avenue,**  
Templestowe Lower 3107

Price **\$1,350,000** Sold 09  
December 2017

**1 Benambra Drive,**  
Templestowe Lower 3107

Price **\$1,350,000** Sold 12  
November 2017

### 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.

### Contact agents



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