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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

199 Manningham Road Templestowe Lower VIC 3107

 3
  2
  2

## Indicative Selling Price

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

Range between \$1,200,000 &amp; \$1,300,000

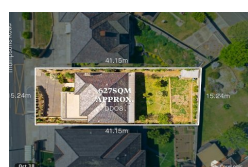
## Median Sale Price

\$1,150,000 Houses in Templestowe lower between 01 Feb 2018 - 31 Jan 2019




Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**230 Thompsons Road Templestowe Lower VIC 3107** Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **10-Nov-18**

 3  1  2 Distance **0.23km**






**14 Balmoral Avenue Templestowe Lower VIC 3107** Sold Price <sup>RS</sup> **\$1,130,000** <sup>UN</sup> Sold Date **14-Dec-18**

 3  1  2 Distance **0.88km**



**5 Melaleuca Avenue Templestowe Lower VIC 3107** Sold Price **\$1,200,000** Sold Date **29-Aug-18**

 3  1  1 Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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