

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	

Address	6 Fairbank Crescent, Templestowe Lower Vic 3107
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,041,750	Hou	ıse	Х	Unit		Sub	- 1	Templestowe Lower
Period - From	01/10/2018	to	31/	/12/2018		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* 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
1		
2		
3		

OR

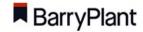
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

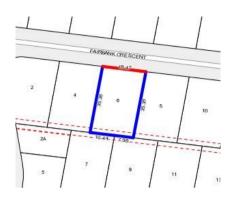
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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 652 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2018: \$1,041,750

Comparable Properties

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