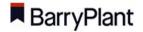
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	rty offered for	sale										
Address Including suburb and postcode			7 Dove Court, Templestowe Lower Vic 3107									
Indica	tive selling pr	ice										
For the	meaning of this	price see	e con	sumer.vic.go	v.au/	underquo	oting					
Range	50,000	8			\$1,210,	000						
Media	n sale price						_					
Median price \$1,176,2		6,250	Property Type		Hous	se		Subu	rb Tem	olestow	e Lower	
Period	d - From 01/07/	2019	to	30/06/2020)	S	ource	REIV				
Compa	arable proper	ty sales	(*De	elete A or B	belo	ow as ap	plica	ble)				
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.											
This Statement of Information was prepared on:										200 10:16		









Property Type: House (Res) **Land Size:** 948 sqm approx Agent Comments

Indicative Selling Price \$1,150,000 - \$1,210,000 Median House Price Year ending June 2020: \$1,176,250

Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



