

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
Including suburb and
postcode

2/25 Glendale Avenue, Templestowe Vic 3106

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$799,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/10/2019

to

31/12/2019

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 Colonsay St TEMPLESTOWE 3106	\$995,000	14/12/2019
2	3/63 James St TEMPLESTOWE 3106	\$935,000	13/01/2020
3	2/224-226 Foote St TEMPLESTOWE 3106	\$870,000	18/12/2019

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:

31/01/2020 09:44

2/25 Glendale Avenue, Templestowe Vic 3106



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

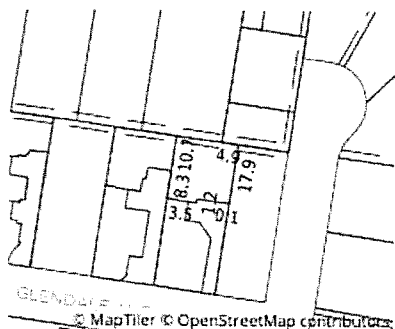
isaac@billschlink.com.au

Indicative Selling Price

\$850,000

Median Unit Price

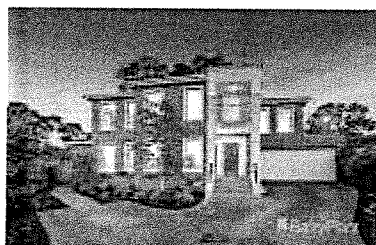
December quarter 2019: \$799,000



Property Type:

Agent Comments

Comparable Properties



2 Colonsay St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$995,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 374 sqm approx



3/63 James St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 13/01/2020

Property Type: Townhouse (Single)



2/224-226 Foote St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 18/12/2019

Property Type: Townhouse (Single)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.