Statement of Information

Single residential property located in the Melbourne metropolitan area

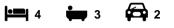
Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale								
Address Including suburb and postcode			16 Rosco Drive, Templestowe Vic 3106								
Indicative selling price											
For the	meaning	of this p	orice see	e con	sumer.vic.go	ν.au/ι	underqu	oting			
Range between \$1,45			0,000		&	& \$1,5		550,000			
Media	n sale p	rice									
Med	lian price	\$980,00	00	Pr	operty Type	Town	house		Suburb	Templestow	/e
Period - From 29/10		29/10/2	023	to	28/10/2024		S	ource	REIV		
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w 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									Pi	rice	Date of sale
1											
2											
3											
OR											
B*	The estate agent or agent's representative reasonably believes that fewer than three compara properties were sold within two kilometres of the property for sale in the last six months.										•
This Statement of Information was prepared on:								on:	29/10/2024 18:13		









Property Type: Townhouse **Land Size:** 329 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median Townhouse Price 29/10/2023 - 28/10/2024: \$980,000

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 - VICPROP



