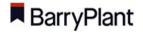
## Statement of Information

## 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 27 Smiths Road, Templestowe Vic 3106											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between		\$2,000,000		&		\$2,200,000					
Median sale price											
Median price \$1,500,0		\$1,500,000	Property Type Hou		House	е	Subı		b Temple	estow	е
Period	d - From	17/05/2020	to	16/05/2021		So	urce	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											
В*		ate agent or age es were sold wit									
This Statement of Information was prepared on:									17/05/2021 12:47		









**Property Type:** House **Land Size:** 955 sqm approx Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price 17/05/2020 - 16/05/2021: \$1,500,000

## 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** - Barry Plant | P: 03 9842 8888



