## Statement of Information

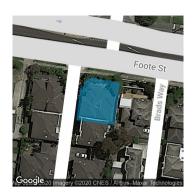
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale									
Address Including suburb and postcode			oote	Street, Tem	plesto	we Vic 3 <sup>-</sup>	106				
Indica	tive selling pri	ce									
For the	meaning of this p	orice see	con	sumer.vic.go	ov.au/เ	underquo	ting				
Range between \$780,000				&		\$850,000					
Media	n sale price										
Medi	ian price \$737,50	00	Pro	operty Type	Unit			Sub	urb	Templestow	е
Period - From 01/07/2020			to	30/09/2020	)	Sc	urce	REI	1		
Compa	arable property	/ sales (	(*De	lete A or B	belo	w as ap <sub>l</sub>	olica	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									Pr	ice	Date of sale
1											
2											
3											
OR											
В*	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:								27/11/2020 10:22			









**Property Type:** Townhoue **Land Size:** 314 sqm approx Agent Comments

Indicative Selling Price \$780,000 - \$850,000 **Median Unit Price** September quarter 2020: \$737,500

## 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



