



first  
national  
REAL ESTATE

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## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,150,000

#### Median sale price

Median price \$1,247,500

House

X

Unit

Suburb Templestowe  
Lower

Period - From 01/07/2017

to

30/06/2018

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	10 Tasker St TEMPLESTOWE LOWER 3107	\$1,265,000	03/03/2018
2	4 Kanooka Av TEMPLESTOWE LOWER 3107	\$1,150,000	27/02/2018
3	39 Alfred St TEMPLESTOWE LOWER 3107	\$1,127,000	14/07/2018

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.~~