

9846 2111 0412 468 051

sarah@billschlink.com.au

Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

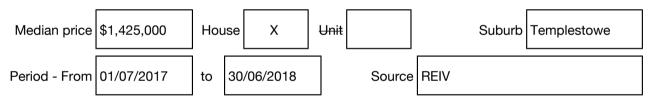
Address Including suburb and postcode

#### Indicative selling price

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

Single price \$1,100,000

#### Median sale price



#### 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	61 Milne St TEMPLESTOWE 3106	\$1,180,000	06/04/2018
2	5 Ardgower Ct TEMPLESTOWE LOWER 3107	\$1,140,000	29/03/2018
3	2 Saville Ct TEMPLESTOWE 3106	\$1,100,000	13/04/2018

#### 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.

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

propertydata

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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.



Templestowe Vic 3106







Rooms: Property Type: Agent Comments Indicative Selling Price \$1,100,000 Median House Price Year ending June 2018: \$1,425,000

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Sarah Charmand 9846 2111 0412 468 051

## **Comparable Properties**

61 Milne St TEMPLESTOWE 3106 (REI) 5 2 2 1 Price: \$1,180,000 Method: Private Sale Date: 06/04/2018 Rooms: - Property Type: House (Res) Land Size: 715 sqm approx	Agent Comments
5 Ardgower Ct TEMPLESTOWE LOWER 3107 (REI) 4 2 2 2 Price: \$1,140,000 Method: Private Sale Date: 29/03/2018 Rooms: 10 Property Type: House (Res) Land Size: 682 sqm approx	Agent Comments
2 Saville Ct TEMPLESTOWE 3106 (REI) 2 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 13/04/2018 Rooms: 6 Property Type: House (Res) Land Size: 737 sqm approx	Agent Comments

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