

## 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

15 Cavendish Drive, Templestowe Lower Vic 3107

### Indicative selling price

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

Single price \$1,250,000

### Median sale price

Median price \$1,176,250

Property Type House

Suburb Templestowe Lower

Period - From 01/07/2019

to 30/06/2020

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	12 Astley St TEMPLESTOWE LOWER 3107	\$1,312,500	22/05/2020
2	63 Bourke St BULLEEN 3105	\$1,310,000	06/05/2020
3	36 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,267,500	04/07/2020

**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.~~

This Statement of Information was prepared on:

01/08/2020 08:54

15 Cavendish Drive, Templestowe Lower Vic 3107



Bill Schlink

Eddie Fakhri

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**Indicative Selling Price**

\$1,250,000

**Median House Price**

Year ending June 2020: \$1,176,250



**Property Type:**

**Agent Comments**

## Comparable Properties



**12 Astley St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,312,500

**Method:** Private Sale

**Date:** 22/05/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 732 sqm approx



**63 Bourke St BULLEEN 3105 (REI)**

**Agent Comments**

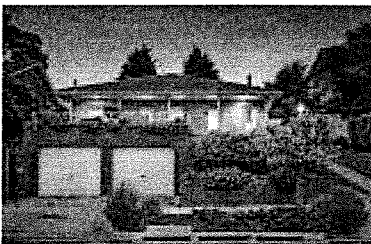


**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 06/05/2020

**Property Type:** House (Res)



**36 Feathertop Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,267,500

**Method:** Auction Sale

**Date:** 04/07/2020

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

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



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.