



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

Range between

\$0

&

\$0

Median sale price

Median price \$1,526,944

House

X

Unit

Suburb Templestowe

Period - From 01/04/2017

to

30/06/2017

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	91-93 Websters Rd TEMPLESTOWE 3106	\$2,880,000	24/06/2017
2	36 Smiths Rd TEMPLESTOWE 3106	\$2,830,000	03/06/2017
3	7 Watties Rd TEMPLESTOWE 3106	\$2,500,000	14/07/2017

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.~~



first
national
REAL ESTATE | Bill Schlink

Sarah Charmand
9846 2111

0412 468 051

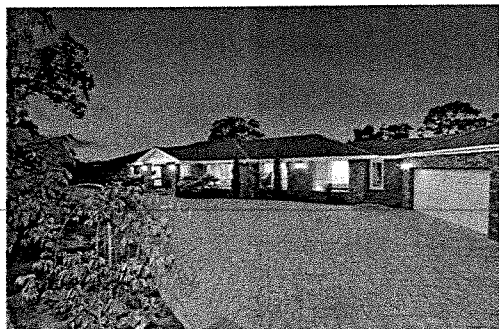
sarah@billschlink.com.au

Indicative Selling Price

\$0 - \$0

Median House Price

June quarter 2017: \$1,526,944



3 3 3

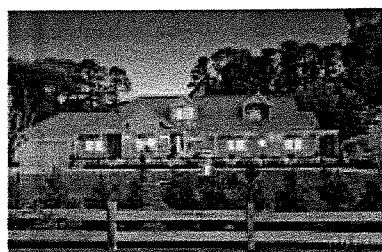
Rooms:

Property Type: House (Res)

Land Size: 4037 sqm approx

Agent Comments

Comparable Properties



91-93 Websters Rd TEMPLESTOWE 3106 (REI) **Agent Comments**

5 2 2

Price: \$2,880,000

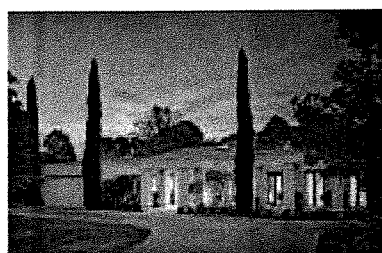
Method: Auction Sale

Date: 24/06/2017

Rooms: 9

Property Type: House (Res)

Land Size: 4045 sqm approx



36 Smiths Rd TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$2,830,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 2840 sqm approx



7 Watties Rd TEMPLESTOWE 3106 (REI)

Agent Comments

2 1 -

Price: \$2,500,000

Method: Private Sale

Date: 14/07/2017

Rooms: 4

Property Type: House (Res)