

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

1/1 Verbena Street, Templestowe Vic 3106

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$790,000

Property Type

Unit

Suburb

Templestowe

Period - From

01/10/2019

to

30/09/2020

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	16 Verbena St TEMPLESTOWE 3106	\$1,090,000	18/10/2020
2	11 Verbena St TEMPLESTOWE 3106	\$1,070,000	12/12/2020
3	2/71 Hawtin St TEMPLESTOWE 3106	\$970,000	15/07/2020

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:

16/12/2020 13:40