

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	6 Blue Gum Close, Templestowe Lower Vic 3107
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**Indicative selling price**

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

Single price \$1,100,000

**Median sale price**

Median price	\$1,373,500	Property Type	House	Suburb	Templestowe Lower
Period - From	28/03/2022	to	27/03/2023	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	13 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,302,000	18/03/2023
2	33 Ironbark Dr TEMPLESTOWE LOWER 3107	\$1,265,500	18/03/2023
3	10 Howard Ct DONCASTER 3108	\$1,255,000	22/03/2023

**OR**

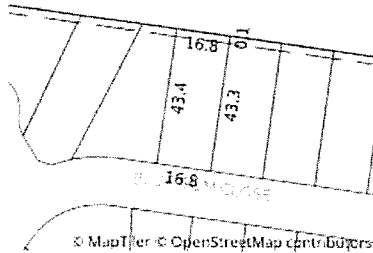
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/03/2023 13:30

## 6 Blue Gum Close, Templestowe Lower Vic 3107



first  
national  
Bill Schlink



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,100,000  
Median House Price  
28/03/2022 - 27/03/2023: \$1,373,500

## Comparable Properties



13 Lauri Ann St TEMPLESTOWE LOWER 3107 (REI) Agent Comments



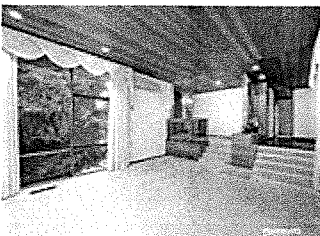
Price: \$1,302,000  
Method: Auction Sale  
Date: 18/03/2023  
Property Type: House (Res)  
Land Size: 663 sqm approx



33 Ironbark Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,265,500  
Method: Auction Sale  
Date: 18/03/2023  
Property Type: House (Res)  
Land Size: 660 sqm approx



10 Howard Ct DONCASTER 3108 (REI) Agent Comments



Price: \$1,255,000  
Method: Private Sale  
Date: 22/03/2023  
Property Type: House  
Land Size: 699 sqm approx

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



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