

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

9/3 Venn Mews, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$866,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/10/2020

to

31/12/2020

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	2/135 High St DONCASTER 3108	\$925,000	27/03/2021
2	3/233 Thompsons Rd TEMPLESTOWE LOWER 3107	\$845,000	04/03/2021
3	2/34 Westwood Dr BULLEEN 3105	\$825,000	20/10/2020

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:

06/04/2021 11:20

9/3 Venn Mews, Templestowe Lower Vic 3107



first national
REAL ESTATE | Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

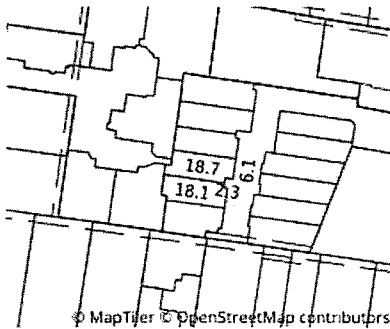
eddie@billschlink.com.au

Indicative Selling Price

\$825,000

Median Unit Price

December quarter 2020: \$866,000



Property Type:

Agent Comments

Comparable Properties



2/135 High St DONCASTER 3108 (REI)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 27/03/2021

Property Type: Townhouse (Single)

Land Size: 197 sqm approx

3/233 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

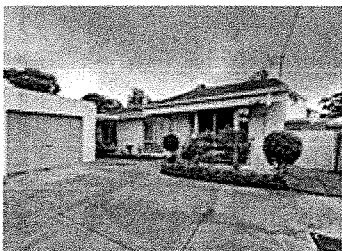
3 2 2

Price: \$845,000

Method: Private Sale

Date: 04/03/2021

Property Type: Townhouse (Res)



2/34 Westwood Dr BULLEEN 3105 (REI)

Agent Comments

3 1 1

Price: \$825,000

Method: Private Sale

Date: 20/10/2020

Property Type: Unit

Land Size: 308 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.