



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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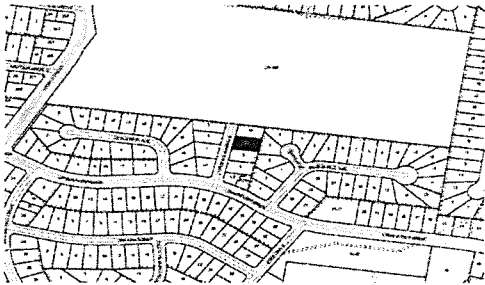
isaac@billschlink.com.au

Indicative Selling Price

\$930,000

Median House Price

Year ending March 2019: \$1,115,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



1 Hotham St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 12/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 696 sqm approx

15 Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$958,000

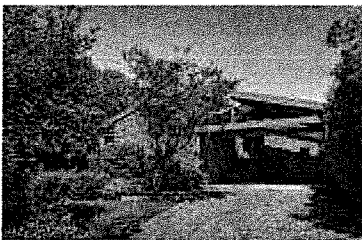
Method: Private Sale

Date: 15/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



8 Nestor Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$942,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 715 sqm approx



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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

Single price

\$930,000

Median sale price

Median price

\$1,115,000

House

X

Unit

Suburb

Templestowe
Lower

Period - From

01/04/2018

to

31/03/2019

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	1 Hotham St TEMPLESTOWE LOWER 3107	\$990,000	12/04/2019
2	15 Mayfair Av TEMPLESTOWE LOWER 3107	\$958,000	15/04/2019
3	8 Nestor Av TEMPLESTOWE LOWER 3107	\$942,000	30/03/2019

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.~~