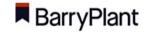
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale										
Address Including suburb and postcode			3-5 Airds Road, Templestowe Lower Vic 3107										
Indica	Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$1,58			0,000		&		\$1,680,000						
Median sale price													
Median price \$		\$1,165,	750	Property Type		Hous	House		Subu	rb	Templestow	e Lower	
Period - From 01/10		01/10/2	020	to 31/12/2		0 S		ource	REIV				
Comp	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)				
<b>A*</b>	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										Pr	ice	Date of sale	
1													
2													
3													
OR													
B*											ver than thredelast mo	e comparable onths.	
This Statement of Information was prepared on:									on:	11/04/2021 10:50			







\$1,580,000 - \$1,680,000 **Median House Price** 

**Indicative Selling Price** 

December quarter 2020: \$1,165,750



Property Type: House (Res) Land Size: 1553 sqm approx **Agent Comments** 

## Comparable Properties

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.

Account - Barry Plant | P: 03 9842 8888



