



first
national
REAL ESTATE | Bill Schlink

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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

\$1,100,000

Median sale price

Median price

\$1,300,000

House

X

Unit

Suburb

Templestowe
Lower

Period - From

01/01/2017

to

31/12/2017

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	134 manningham Rd BULLEEN 3105	\$1,182,000	16/12/2017
2	37 Riverview Tce BULLEEN 3105	\$1,158,000	24/02/2018
3	22 Sheahans Rd TEMPLESTOWE LOWER 3107	\$1,110,000	21/12/2017

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.~~



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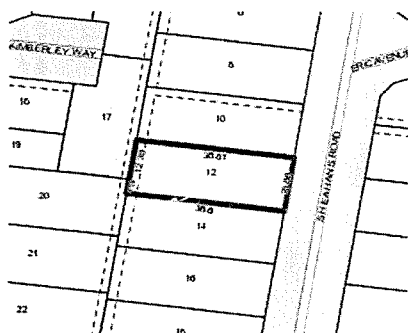
wajee@billschlink.com.au

Indicative Selling Price

\$1,100,000

Median House Price

Year ending December 2017: \$1,300,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



134 manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,182,000

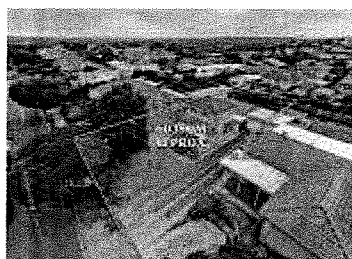
Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx



37 Riverview Tce BULLEEN 3105 (REI)

Agent Comments



Price: \$1,158,000

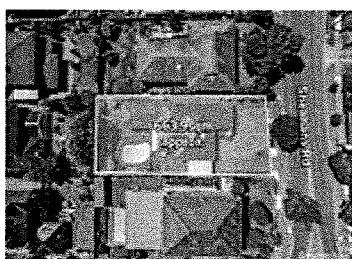
Method: Auction Sale

Date: 24/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 603 sqm approx



22 Sheahans Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,110,000

Method: Private Sale

Date: 21/12/2017

Rooms: -

Property Type: House

Land Size: 663 sqm approx