

Wajee Yamak 03 9846 2111 0497 591 975 wajee@billschlink.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

| | | Section 47 | AF of the Estate | Agents Act 1980 |
|---------------------------------------|--|-----------------|------------------|----------------------|
| Property offered for sa | ale | | | |
| Address Including suburb and postcode | | | | |
| Indicative selling price | • | | | |
| For the meaning of this pri | ice see consumer.vic.gov. | au/underquoting | | |
| Single price \$1,100, | 000 | | | |
| Median sale price | | | | |
| Median price \$1,300,00 | 00 House X | Unit | Suburb | Templestowe Lower |
| Period - From 01/01/20 | 17 to 31/12/2017 | Source | REIV | |
| Comparable property | sales (*Delete A or B b | elow as applica | able) | |
| | ee properties sold within to state agent or agent's rep | | | |

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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

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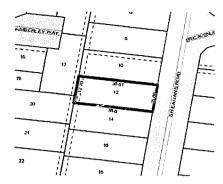


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> **Indicative Selling Price** \$1,100,000

Median House Price Year ending December 2017: \$1,300,000

Rooms: **Property Type: Agent Comments**



Comparable Properties

134 manningham Rd BULLEEN 3105 (REI)

63 2

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)

Price: \$1,158,000 Method: Auction Sale Date: 24/02/2018

Property Type: House (Res) Land Size: 603 sqm approx

22 Sheahans Rd TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

Price: \$1,110,000 Method: Private Sale Date: 21/12/2017

Rooms: -

Property Type: House Land Size: 663 sqm approx







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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.

Agent Comments

Agent Comments





























