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

5 Andromeda Way, Templestowe Lower Vic 3107

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,200,000		&		\$1,300,000					
Median sale p	rice									
Median price	\$1,165,750	Pro	operty Type	Hou	se		Suburb	Templestowe Lower		
Period - From	01/10/2020	to	31/12/2020)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	24 Oak Cr TEMPLESTOWE LOWER 3107	\$1,270,000	01/02/2021
2	5 Elder Ct TEMPLESTOWE LOWER 3107	\$1,218,000	21/12/2020
3	13 Alburnum Cr TEMPLESTOWE LOWER 3107	\$1,200,000	07/12/2020

OR

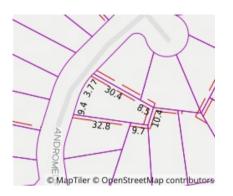
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/03/2021 16:27



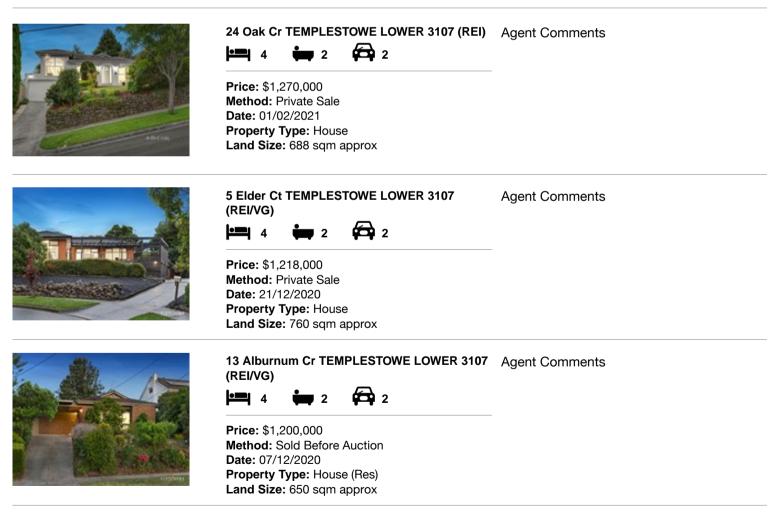






Property Type: Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2020: \$1,165,750

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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.