### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

	Section 47Ai of	the Estate Ag	enta Act 1900
Property offered for sale			
Address Including suburb and postcode	10/410 Monipoolis Hoda, Templestowe Lower Vie C	3107	
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$325,000			
Median sale price			
Median price \$975,0	00 Property Type Unit Subu	rb Templestow	e Lower
Period - From 01/07/2	2022 to 30/09/2022 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			
2			
3			
OR			
<b>B*</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:	29/11/20	22 17:14



#### 8/410 Thompsons Road, Templestowe Lower Vic 3107

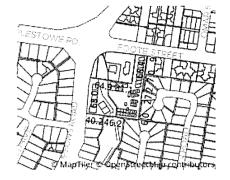


**Ashley Collins** 9846 2111 0413 530 475 ashley@billschlink.com.au

Indicative Selling Price \$325,000 **Median Unit Price** 

September quarter 2022: \$975,000







## 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 - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



