## 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

394 Thompsons Road, Templestowe Lower Vic 3107

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,445,000	Pro	operty Type	Hou	se		Suburb	Templestowe Lower	
Period - From	01/04/2021	to	30/06/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	16 Flinders St BULLEEN 3105	\$1,190,500	03/07/2021
2	24 Sinclair Av TEMPLESTOWE LOWER 3107	\$1,185,000	01/05/2021
3	14 Flinders St BULLEEN 3105	\$1,100,000	03/07/2021

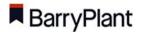
OR

**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:

09/09/2021 15:43









**Property Type:** House (Res) **Land Size:** 670 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2021: \$1,445,000

# **Comparable Properties**



16 Flinders St BULLEEN 3105 (REI)



Price: \$1,190,500 Method: Auction Sale Date: 03/07/2021 Property Type: House (Res) Land Size: 647 sqm approx Agent Comments

Agent Comments



24 Sinclair Av TEMPLESTOWE LOWER 3107 (REI/VG) 3 2 2 2

Price: \$1,185,000 Method: Auction Sale Date: 01/05/2021 Property Type: House (Res) Land Size: 652 sqm approx



14 Flinders St BULLEEN 3105 (REI)



Agent Comments

Price: \$1,100,000 Method: Auction Sale Date: 03/07/2021 Property Type: House (Res) Land Size: 592 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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