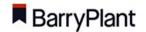
Statement of Information

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	33a Sinclair	33a Sinclair Avenue, Templestowe Lower Vic 3107						
Indicative selling pri	ce							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$2,00	&	\$2,200,000						
Median sale price								
Median price \$1,603	,000 Pr	operty Type Ho	ouse		Suburb	Templestow	e Lower	
Period - From 01/01/2	From 01/01/2022 to 31/03/2022 Source REI				REIV	V		
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					Pr	ice	Date of sale	
1								
2								
3								
OR								
		representative re wo kilometres o						
This Statement of Information was prepared on:					on:	28/04/2022 11:31		







Property Type: House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price March quarter 2022: \$1,603,000

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 - Barry Plant | P: 03 9842 8888



