



first
national
REAL ESTATE

Bill Schlink

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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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,250,000

Median sale price

Median price \$1,300,000

House

X

Unit

Suburb Templestowe
Lower

Period - From 01/01/2017

to

31/12/2017

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	18 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,300,000	25/11/2017
2	15 Linton Av TEMPLESTOWE LOWER 3107	\$1,225,000	21/10/2017
3	347 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,200,000	25/11/2017

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.~~



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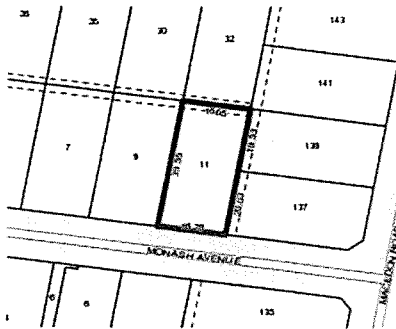
wajee@billschlink.com.au

Indicative Selling Price

\$1,250,000

Median House Price

Year ending December 2017: \$1,300,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



18 Feathertop Av TEMPLESTOWE LOWER
3107 (REI)

Agent Comments



Price: \$1,300,000

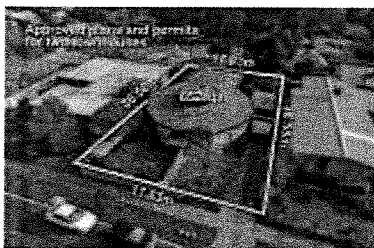
Method: Auction Sale

Date: 25/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 725 sqm approx



15 Linton Av TEMPLESTOWE LOWER 3107
(REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



347 Thompsons Rd TEMPLESTOWE LOWER
3107 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 10

Property Type: House (Res)

Land Size: 715 sqm approx