

## 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

11/3 Venn Mews, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,098,000

### Median sale price

Median price \$825,500

Property Type Unit

Suburb Templestowe Lower

Period - From 01/10/2019

to 31/12/2019

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	1/26 Carrathool St BULLEEN 3105	\$1,265,000	04/02/2020
2	1/7 Ronald Av BULLEEN 3105	\$1,055,000	15/02/2020
3	13a Bruce St BULLEEN 3105	\$1,051,000	16/11/2019

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:

19/02/2020 17:38

11/3 Venn Mews, Templestowe Lower Vic 3107



first  
national  
REAL ESTATE | Bill Schlink

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Indicative Selling Price

\$1,098,000

Median Unit Price

December quarter 2019: \$825,500



Property Type:

Agent Comments

## Comparable Properties



1/26 Carrathool St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,265,000

Method: Private Sale

Date: 04/02/2020

Property Type: Townhouse (Single)

1/7 Ronald Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,055,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 8

Property Type: Townhouse (Res)



13a Bruce St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,051,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 229 sqm approx

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



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.