Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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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

Single price \$1,098,000

Median sale price

Median price \$825,500	Pr	operty Type Uni	t	Suburb	Templestowe Lower
Period - From 01/10/2019	to	31/12/2019	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

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

Ad	dress 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

₽* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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
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11/3 Venn Mews, Templestowe Lower Vic 3107



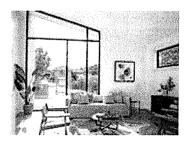
Eddie Fakhri 9846 2111 0402 425 715 eddie@billschlink.com.au

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)

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Price: \$1,265,000 **Method:** Private Sale **Date:** 04/02/2020

Property Type: Townhouse (Single)

Agent Comments

1/7 Ronald Av BULLEEN 3105 (REI)

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Price: \$1,055,000 **Method:** Auction Sale **Date:** 15/02/2020

Rooms: 8

Property Type: Townhouse (Res)

Agent Comments

13a Bruce St BULLEEN 3105 (REI)

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Price: \$1,051,000 Method: Auction Sale Date: 16/11/2019 Rooms: 5

Property Type: Townhouse (Res) **Land Size:** 229 sqm approx

Agent Comments



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