

## 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

10/3 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 \$799,000

### 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	5/3 Venn Mews, Templestowe Lower, Vic 3107, Australia	\$810,000	27/01/2020
2	1/3 Venn Mews, Templestowe Lower, Vic 3107, Australia	\$825,000	25/10/2019
3	2/112 Ayr St DONCASTER 3108	\$810,100	08/02/2020

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:

20/02/2020 10:13

10/3 Venn Mews, Templestowe Lower Vic 3107



first  
national  
REAL ESTATE

Bill Schlink

Eddie Fakhri

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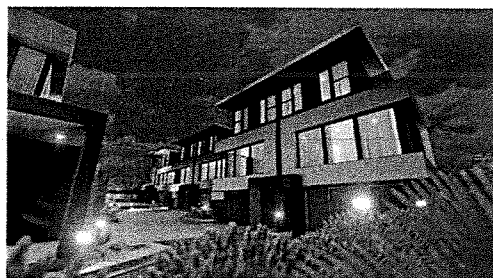
eddie@billschlink.com.au

**Indicative Selling Price**

\$799,000

**Median Unit Price**

December quarter 2019: \$825,500



**Property Type:**

**Agent Comments**

## Comparable Properties

5/3 Venn Mews, Templestowe Lower, Vic 3107, Agent Comments  
Australia (REI)



**Price:** \$810,000

**Method:**

**Date:** 27/01/2020

**Property Type:** House

1/3 Venn Mews, Templestowe Lower, Vic 3107, Agent Comments  
Australia (REI)



**Price:** \$825,000

**Method:**

**Date:** 25/10/2019

**Property Type:** Unit

2/112 Ayr St DONCASTER 3108 (REI)

Agent Comments



**Price:** \$810,100

**Method:** Auction Sale

**Date:** 08/02/2020

**Property Type:** Unit

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.