

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

20/410-418 Thompsons Road, Templestowe Lower Vic 3107

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$1,125,000

Property Type

Unit

Suburb

Templestowe Lower

Period - From

01/10/2023

to

31/12/2023

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		
2		
3		

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:

13/03/2024 13:49

20/410-418 Thompsons Road, Templestowe Lower Vic 3107



first national
REAL ESTATE | Bill Schlink

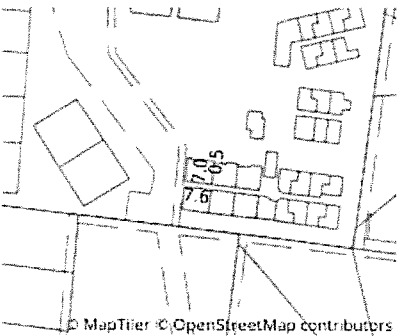
Ashley Collins
9846 2111
0413 530 475

ashley@billschlink.com.au

Indicative Selling Price
\$369,000

Median Unit Price

December quarter 2023: \$1,125,000



Property Type: Strata Unit/Flat

Agent Comments

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



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