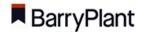
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale									
Includ	64 Ande	64 Anderson Street, Templestowe Vic 3106									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,550,000			& \$			\$1,690,0	\$1,690,000				
Median sale price											
Median price \$1,4		5,000	Pro	operty Type	Hous	louse		Suburb	Templestow	е	
Period - From 01/10/20		2020	to 31/12/2020		)	Sc	ource 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property								Р	rice	Date of sale	
1											
2											
3											
OR											
B*	The estate age properties were	•		•		•				•	
This Statement of Information was prepared on:								on:	29/03/2021 13:00		









Agent Comments

Indicative Selling Price \$1,550,000 - \$1,690,000 Median House Price December quarter 2020: \$1,405,000

## 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** - Barry Plant | P: 03 9842 8888



