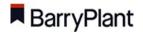
Statement of Information

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	including suburb and						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$1,200,000		& \$1,300,000					
Median sale price*							
Median price	Pr	Property Type Subt			urb Templestowe Lower		
Period - From	to		Source	•			
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					rice	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:					11/05/2022 10:09		
* When this Statement o prices of residential prop our sales records (if any) (2)(b) of the Estate Agen	perty in the su , did not prov	uburb or locality	in which the pro	perty offe	ered for sale is	s situated, and	









Indicative Selling Price \$1,200,000 - \$1,300,000 No median price available

Agent Comments

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

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



