



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

ADDRESS AVAILABLE UPON REQUEST

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$1,300,000 House X Unit Suburb Templestowe Lower
Period - From 01/01/2017 to 31/12/2017 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.

Table with 3 columns: Address of comparable property, Price, Date of sale. Rows 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.



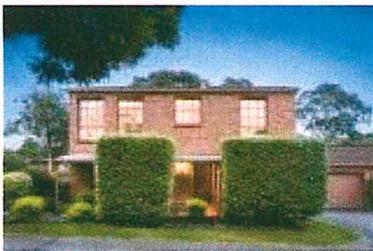


 3
  1
  Single Lock Up Garage

Indicative Selling Price
 \$850,000
Median House Price
 Year ending December 2017: \$1,300,000

Rooms:
Property Type: House
Land Size: 420 sqm approx
Agent Comments
 Large yard

Comparable Properties



1/60 Parker St TEMPLESTOWE LOWER 3107 (REI) [Agent Comments](#)

 3
  1
  2

Price: \$800,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 6
Property Type: House (Res)
Land Size: 276 sqm approx

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.