



## 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](http://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.~~

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.



first  
national  
REAL ESTATE

Bill Schlink



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.