



first  
national  
REAL ESTATE

Bill Schlink

## 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 SUPPLIED 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 \$1,035,000

#### Median sale price

Median price \$940,000

House

Unit

X

Suburb Templestowe  
Lower

Period - From 01/10/2017

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 | 4/248 Williamsons Rd TEMPLESTOWE 3106    | \$1,210,000 | 17/08/2017   |
| 2 | 2/67 Wood St TEMPLESTOWE 3106            | \$1,178,000 | 21/09/2017   |
| 3 | 3/321-323 High St TEMPLESTOWE LOWER 3107 | \$1,050,000 | 15/08/2017   |

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.~~