



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**16 Stradmore Ave,  
TEMPLESTOWE 3106**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,200,000 - \$1,300,000**

### Median sale price

Median **House** for **TEMPLESTOWE** for period **Aug 2018 - Aug 2018**

Sourced from **REA**.

**\$1,400,000**

### Comparable property sales

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 the most comparable to the property for sale.

**19 Ferndell Crescent,**  
Templestowe 3106

**Price \$1,220,000** Sold 26  
June 2018

**10 Veda Court,**  
Templestowe 3106

**Price \$1,250,000** Sold 14  
March 2018

**45A Atkinson Street,**  
Templestowe 3106

**Price \$1,270,000** Sold 28  
June 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REA.

House

4 beds

2 baths

2 parking

#### Biggin & Scott Whitehorse

8 Burwood Hwy,  
Burwood VIC 3125

#### Contact agents



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