



first  
national  
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

eddie@billschlink.com.au

## 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

#### Indicative selling price

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

Single price \$1,275,000

#### 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	5 Mason Ct TEMPLESTOWE LOWER 3107	\$1,290,000	09/12/2017
2	37 Hotham St TEMPLESTOWE LOWER 3107	\$1,235,000	27/03/2018
3	15 Linton Av TEMPLESTOWE LOWER 3107	\$1,225,000	21/10/2017

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.~~