

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

1/69 Anderson Street, Templestowe Vic 3106

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$1,171,000

Property Type Unit

Suburb Templestowe

Period - From 01/04/2022

to 30/06/2022

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	5/69 Anderson St TEMPLESTOWE 3106	\$1,177,000	09/04/2022
2	5a Hakea St TEMPLESTOWE 3106	\$1,070,000	02/07/2022
3	2/23 June Cr TEMPLESTOWE 3106	\$1,050,000	07/05/2022

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.

This Statement of Information was prepared on:

29/08/2022 17:26

1/69 Anderson Street, Templestowe Vic 3106



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

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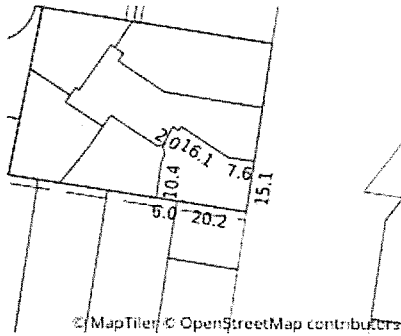
isaac@billschlink.com.au

Indicative Selling Price

\$995,000

Median Unit Price

June quarter 2022: \$1,171,000



4 2 2

Rooms: 7

Property Type: Townhouse
(Single)

Land Size: 460 sqm approx

Agent Comments

Comparable Properties



5/69 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments

4 2 2

Price: \$1,177,000

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)

Land Size: 759 sqm approx



5a Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

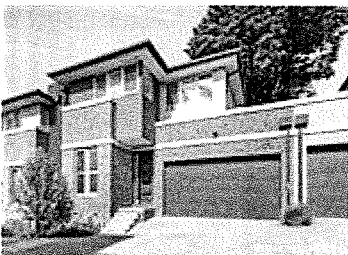
Price: \$1,070,000

Method: Auction Sale

Date: 02/07/2022

Property Type: Townhouse (Res)

Land Size: 410 sqm approx



2/23 June Cr TEMPLESTOWE 3106 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Townhouse (Res)

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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