

## 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

2/5 Rooney Street, Templestowe Lower Vic 3107

#### Indicative selling price

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

Range between \$1,180,000 & \$1,298,000

#### Median sale price

Median price \$768,000

Unit X

Suburb Templestowe Lower

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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.

Tony Tuccitto

9842 8888

0407 144 390

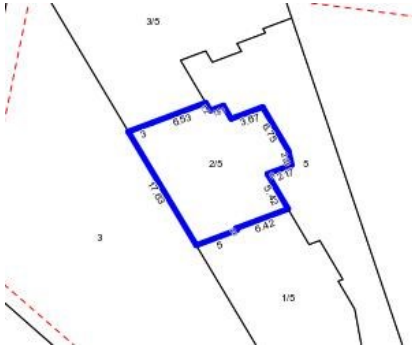
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**Indicative Selling Price**

\$1,180,000 - \$1,298,000

**Median Unit Price**

March quarter 2017: \$768,000



 4  3  2

**Rooms:**

**Property Type:** townhouse

**Land Size:** 227 sqm

Agent Comments

## Comparable Properties



**8a Ronald Av BULLEEN 3105 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 26/11/2016

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 330 sqm

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.