### 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

8a Heysham Way, Templestowe Vic 3106

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,538,000			
Median sale p	rice							
Median price	\$1,433,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/10/2019	to	30/09/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3 Clauscen St TEMPLESTOWE LOWER 3107	\$1,520,000	26/10/2020
2			
3			

#### OR

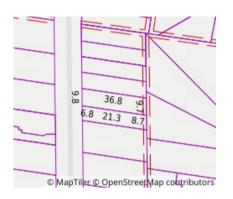
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/11/2020 18:25



# RT Edgar





Property Type: Townhouse Agent Comments Indicative Selling Price \$1,400,000 - \$1,538,000 Median House Price Year ending September 2020: \$1,433,000

## **Comparable Properties**



3 Clauscen St TEMPLESTOWE LOWER 3107 (REI) Agent Comments Agent Comments Price: \$1,520,000 Method: Private Sale Date: 26/10/2020 Property Type: House Land Size: 333 sqm approx

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.

#### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.