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

5 Meredith Avenue, Templestowe Vic 3106

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,630,000	Pro	operty Type	Hou	se		Suburb	Templestowe
Period - From	01/07/2021	to	30/09/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2 Butterfly Gdns DONCASTER EAST 3109	\$1,800,000	24/04/2021
2	13 Gaudion Rd DONCASTER EAST 3109	\$1,760,000	17/04/2021
3	9 Pepper Ct TEMPLESTOWE 3106	\$1,700,000	26/06/2021

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:

15/10/2021 17:15



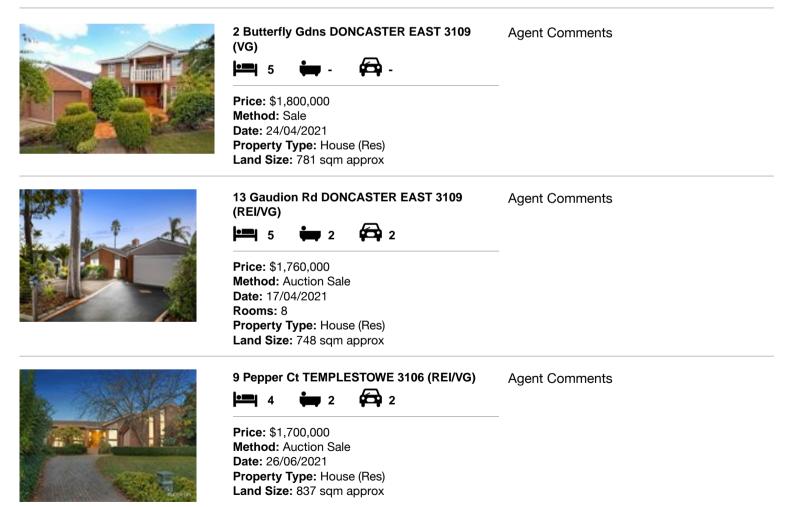






Property Type: House **Land Size:** 795 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price September quarter 2021: \$1,630,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888





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