

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

Single price

Median sale price

Median price Property Type Suburb
Period - From to Source

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	9/410-418 Thompsons Rd TEMPLESTOWE LOWER 3107	\$320,000	15/08/2024
2			
3			

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:

10/410-418 Thompsons Road, Templestowe Lower Vic 3107



first national
REAL ESTATE | Bill Schlink

Ashley Collins

9846 2111

0413 530 475

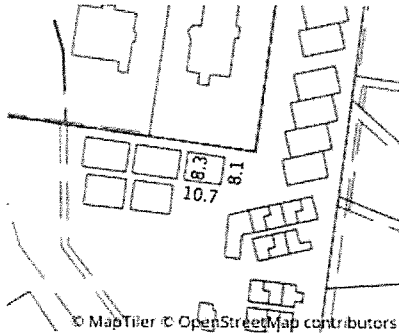
ashley@billschlink.com.au

Indicative Selling Price

\$325,000

Median Unit Price

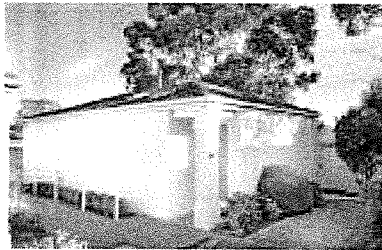
Year ending September 2024: \$1,080,000



Property Type:

Agent Comments

Comparable Properties



9/410-418 Thompsons Rd TEMPLESTOWE LOWER 3107 Agent Comments
(REI)



Price: \$320,000

Method: Private Sale

Date: 15/08/2024

Property Type: Unit

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



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