



first
national
REAL ESTATE

Bill Schlink

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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

\$995,000

Median sale price

Median price

\$1,000,000

House

Unit

X

Suburb

Templestowe
Lower

Period - From

01/04/2018

to

30/06/2018

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	3/81-83 Glenair Ct TEMPLESTOWE LOWER 3107	\$1,100,000	22/06/2018
2	2a Hodgson St TEMPLESTOWE LOWER 3107	\$1,050,000	09/05/2018
3	2/15 Hakea St TEMPLESTOWE 3106	\$980,000	04/04/2018

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.~~



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Indicative Selling Price

\$995,000

Median Unit Price

June quarter 2018: \$1,000,000

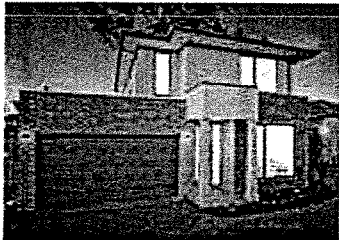


Rooms:

Property Type:

Agent Comments

Comparable Properties



3/81-83 Glenair Ct TEMPLESTOWE LOWER
3107 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 22/06/2018

Rooms: -

Property Type: Townhouse (Single)



2a Hodgson St TEMPLESTOWE LOWER 3107
(REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 09/05/2018

Rooms: 6

Property Type: Townhouse (Res)



2/15 Hakea St TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 04/04/2018

Rooms: -

Property Type: Townhouse (Res)