

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	11/410-418 Thompsons Road, Templestowe Lower Vic 3107
---------------------------------------	---

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$325,000
--------------	-----------

Median sale price

Median price	\$1,055,000	Property Type	Unit	Suburb	Templestowe Lower
Period - From	01/07/2023	to	30/06/2024	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	13/410-418 Thompsons Rd TEMPLESTOWE LOWER 3107	\$325,000	14/06/2024
2	20/410-418 Thompsons Rd TEMPLESTOWE LOWER 3107	\$365,000	21/05/2024
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:	02/10/2024 12:13
--	------------------

11/410-418 Thompsons Road, Templestowe Lower Vic 3107



first
national

Bill Schlink

Ashley Collins

9846 2111

0413 530 475

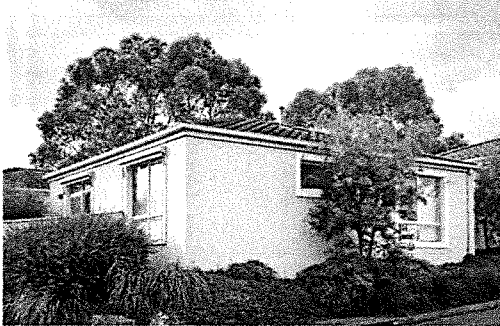
ashley@billschlink.com.au

Indicative Selling Price

\$325,000

Median Unit Price

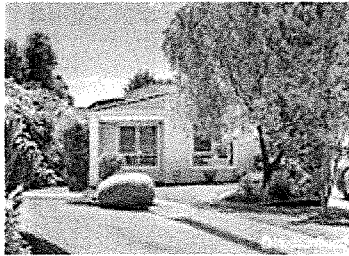
Year ending June 2024: \$1,055,000



Property Type: Aged Care
Residential N.E.C.

Agent Comments

Comparable Properties



13/410-418 Thompsons Rd TEMPLESTOWE
LOWER 3107 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 14/06/2024

Property Type: Unit

20/410-418 Thompsons Rd TEMPLESTOWE
LOWER 3107 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 21/05/2024

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.