



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](http://consumer.vic.gov.au/underquoting)

Single price \$1,349,000

#### Median sale price

Median price \$1,680,888

House

X

Unit

Suburb Templestowe

Period - From 01/07/2018

to

30/09/2018

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		
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.



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Rooms:

Property Type: House

Land Size: 4000 sqm approx

Agent Comments

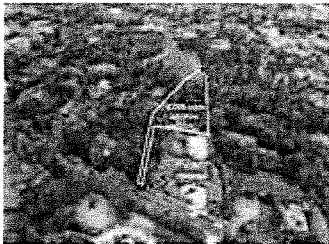
Indicative Selling Price

\$1,349,000

Median House Price

September quarter 2018: \$1,680,888

## Comparable Properties



61 Obriens La TEMPLESTOWE 3106 (REI)

Agent Comments



Price: \$1,335,000

Method: Private Sale

Date: 15/10/2018

Rooms: -

Property Type: Land

Land Size: 4006 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.