



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

\$1,700,000

Median sale price

Median price

\$1,525,000

House

X

Unit

Suburb

Templestowe

Period - From

01/01/2017

to

31/12/2017

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.

Comparable sales in Unwin St

Selection Criteria

Date is between 30/01/2017 and 30/01/2018

Property Type is one of House (Res)

Sale Type is one of Auction Sale, Sold Before Auction, Sold After Auction, Private Sale, Expression of Interest, Sale by Tender, Sale

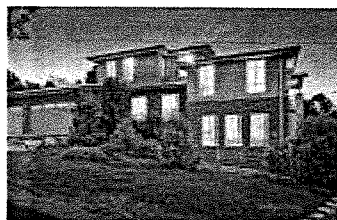
Street Number is 46

Street(s) is one of the following Unwin

Street Type is Street

Suburb(s)/Postcode(s) is one of the following Templestowe

Data Source is REI



44 Unwin St TEMPLESTOWE 3106 (REI)

Displaying multiple levels of family function and thoughtful quality appointed living areas, this 6 years young custom built sensation is merely footsteps to the bustling cafes in Templestowe Village, the tranquil respite of the Yarra River precinct and Westerfolds Park. Formal living is separate to an enormous open plan family/casual living and dining zone. A well serviced kitchen ...

 4  2  3

Price: \$1,725,000

Method: Private Sale

Date: 27/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 821 sqm

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



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.