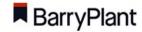
## Statement of Information

## 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		35 Hillcrof	ft Drive, Templestov	ve Vic 3106						
Indicative se	lling prid	ce								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between	Range between \$740,000 & \$800,000									
Median sale price										
Median price	\$1,915,	000	Property Type Vaca	ant land	Suk	ourb	Templestow	e		
Period - Fron	n 09/07/2	.019 to	o 08/07/2020	Sour	rce REI	V				
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						Pr	ice	Date of sale		
1										
2										
3										
OR										
	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:							09/07/2020 09:42		









**Property Type:** Land **Land Size:** 808 sqm approx Agent Comments

Indicative Selling Price \$740,000 - \$800,000 Median Land Price 09/07/2019 - 08/07/2020: \$1,915,000

## Comparable Properties

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** - Barry Plant | P: 03 9842 8888



