



first
national
REAL ESTATE | Bill Schlink

Ashley Collins

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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

ADDRESS AVAILABLE UPON REQUEST

Indicative selling price

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

Single price \$545,000

Median sale price

Median price \$916,000

House

Unit

X

Suburb Templestowe

Period - From 01/07/2016

to 30/06/2017

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.~~

306/2-6 Anderson Street, Templestowe Vic 3106



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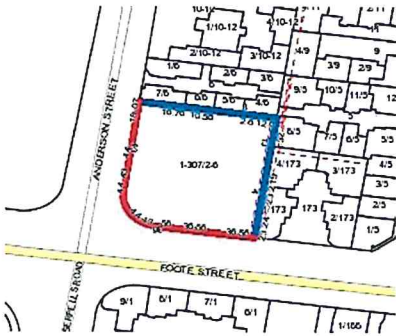
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Indicative Selling Price

\$545,000

Median Unit Price

Year ending June 2017: \$916,000



2



1



1 plus
Storage
e Cage

Rooms:

Property Type: Apartment

Agent Comments

Includes large Balcony off Master Bedroom & huge Terrace off Living Area - All north facing.

Comparable Properties



8/14 Anderson St TEMPLESTOWE 3106 (REI)

Agent Comments



2



1



2

Price: \$642,000

Method: Sold Before Auction

Date: 13/05/2017

Rooms: 4

Property Type: Apartment

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.